

**TOWN BOARD SPECIAL MEETING
TOWN HALL, MAHOPAC, N.Y.**

A Special Meeting of the Town Board of the Town of Carmel was called to order by Supervisor Kenneth Schmitt on Tuesday, the 23rd day of September 2014 at 7:36 p.m. at Town Hall, 60 McAlpin Avenue, Mahopac, New York. Members of the Town Board present by roll call were: Councilman Schneider, Councilman Lupinacci, Councilwoman McDonough, Councilman Lombardi and Supervisor Schmitt.

Supervisor Schmitt reflected on the passing of New York City Police Officer Michael C. Williams formally of Mahopac, who tragically died following a motor vehicle accident while on duty. He was the son of longtime Town of Carmel Police Officer, Michael G. Williams and his wife Joann, as well as nephew of Town of Carmel police officers Gary Johanson and Tommy Johanson.

The Pledge of Allegiance to the Flag was observed prior to the start of official business. A moment of silence was held to honor those serving in the United States Armed Forces as well as in memory of Police Officer Michael Williams.

**PUBLIC HEARING HELD - PETITION FOR FORMATION OF STREET
IMPROVEMENT DISTRICT PURSUANT TO TOWN HIGHWAY LAW SECTION 200 IN
REGARD TO LONG POND ROAD IMPROVEMENT DISTRICT**

Supervisor Schmitt asked the Town Clerk to read the following Notice of Public Hearing as published in the Town's official newspapers:

**ORDER SCHEDULING
PUBLIC HEARING ON THE
FORMATION OF THE
LONG POND ROAD
IMPROVEMENT DISTRICT**

WHEREAS, pursuant to Town Law Section 200, the owners of real estate constituting a majority of the frontage fronting or abutting upon either side of the roads set forth herein, private roads in the Town of Carmel which are used for access to the premises of said owners, have petitioned the Town Board of the Town of Carmel to improve said streets by construction and paving of such private roads and other necessary improvements; and

WHEREAS the Town Engineer has prepared a report which calls for the improvements to be made to the following private roads:

HILLSIDE ROAD;

HIGHLAND ROAD;
CROSS DRIVE;
CLEARVIEW DRIVE;
ROSEMARIA DRIVE;
GARCIA TRAIL
BIRCH HILL
PLEASANT ROAD; and

WHEREAS the improvements contemplated and considered to the referenced private road shall be: widening of all roads to eighteen (18) foot width; 8" (eight inches) of Item 4 depth installed; and total asphaltic concrete top depth including top course to be 5" (five inches); and minor drainage improvements; and

WHEREAS the maximum amount proposed to be spent for said improvements is ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/HUNDREDTHS (\$1,450,000.00) DOLLARS; and

WHEREAS the area benefitted as stated in the petition consists of the following parcels identified by Tax Map Number and the description of said parcels is as follows:

TM#53.16-1-39

ALL that certain plot, piece or parcel of land, with the buildings

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and improvements thereon erected, situate, lying and being in the located along Mahopac Falls-Long Pond Road, in the Township of Carmel, County of Putnam and State of New York, being part of the same premises conveyed by Mahopac Falls Park, Inc. to Louis Roth and Jane C. Roth, his wife, by deed dated 9-28-29 and recorded 10-10-29 in the Office of the Clerk of Putnam County in Book No. 153 page 281 of conveyances, and bounded and described as follows:

BEGINNING at a point on the southerly side of the said Mahopac Falls-Long Pond Road where the boundary line between the property herein conveyed and the property formerly owned by Morris Parker and conveyed by him to Oscar Benson intersects said southerly side of the said Mahopac Falls-Long Pond Road;

RUNNING THENCE along the said boundary line South 0 degrees 58' 05" East 158.10 feet to a point;

THENCE RUNNING along the southerly boundary of the plot herein conveyed the following courses and distances:

North 79 degrees 35' 10" West 221.35 feet;

North 74 degrees 33' 40" West 92.59 feet;

North 72 degrees 24' 50" West 51.05 feet; and

North 60 degrees 11' 30" West 25.06 feet to a point in the easterly side of Central Road; running thence along the said easterly side of Central Road, North 32 degrees 45' East 155.48 feet to its intersection with the said southerly side of said Mahopac Falls-Long Pond Road;

RUNNING THENCE along the said southerly side of said Mahopac Falls-Long Pond Road the following courses and distances:

SOUTH 60 degrees 11' 30" East 1.84 feet;

South 72 degrees 24' 50" East 30.18 feet;

South 74 degrees 33' 40" East 82.88 feet; and

South 79 degrees 35' 10" East 183.37 feet to the point and place of BEGINNING.

TM#53.16-1-16

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot No. 46 on a proposed Subdivision of Property belonging to Tobin and Roth, dated June 22, 1927, made by Walter Koch, Surveyor and filed in the office of the Clerk of Putnam County on May 25, 1929 as Map No. 116-A.

BEGINNING at a point on the easterly side of Central Road at the dividing line between Lots 46 and 47 on said map;

RUNNING thence along the said division line South 58 degrees 53' 30" East 199.20 feet to Lot 49 on said Map;

RUNNING thence along same and Lot 57 South 19 degrees 02' 50" West 89.86 feet to Lot 45A on said map;

RUNNING thence along the same North 59 degrees 23' West 223.98 feet to Central Road;

RUNNING thence along the same North 34 degrees 55' 30" East 90 feet to the point or place of the BEGINNING.

TM#53.16-1-14

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lots 11 and 12 on map entitled "Mahopac Falls Park" dated June 22, 1927, made by Walter K. Koch, Surveyor and filed in the office of the Clerk of Putnam County on May 25, 1929 as Map No. 116-A, bounded and described as follows:

BEGINNING on the southerly side of Long Pond Road, said point being the division line between Lots 13 and 12 of said map,

RUNNING THENCE North 24 degrees 44 minutes 50 seconds East 167.31 feet;

THENCE South 60 degrees 11 minutes 30 seconds East, 192 feet;

THENCE South 32 degrees 45 minutes 00 seconds West 198 feet;

THENCE North 49 degrees 31 minutes 10 seconds West 127.94 feet to the point or place of BEGINNING.

Said premises known as 604 Long Pond Road, Mahopac, New York.

TM#53.16-1-5

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, and designated as Lot Nos. 175-174 as shown on a certain map entitled "Map of Mahopac Falls, Inc. Section No. 2" mapped and surveyed by Walter Koch, Mahopac, NY dated May 1937 and filed in the office of the County Clerk, County of Putnam on July 3, 1937, known as Map Number 116D and Lots No. 59A and 60A as shown on a certain

map entitled "Amended and Revised Map of Mahopac Falls Park, Inc. Section 1" mapped and surveyed by Burgess & Hicks, Flushing, New York dated August 1939 and filed in the Office of the Clerk of the County of Putnam August 12, 1939 as Map No. 116E, more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southerly side of Hillside Drive and the westerly side of Clearview Road;

RUNNING THENCE along the westerly side of Clearview Road, the following courses and distances:

South 25 degrees 03' 10" West, 184.49 feet;

South 66 degrees 36' 00" West, 15.04 feet;

South 66 degrees 38' 00" West, 193.53 feet;

South 59 degrees 25' 00" West, 112.36 feet to the dividing line between Lots Nos. 175 and 176 on said filed Map No. 116D;

THENCE North 31 degrees 08' 10" West along said dividing line, 148.24 feet to a point;

THENCE North 59 degrees 32' 40" East to a stone wall on the dividing line between Lot No. 174 on Filed Map No. 116D and Lot No. 58 on said Filed Map No. 116E;

THENCE along said dividing line, the following courses and distances:

South 75 degrees 44' 04" East, 33.44 feet;

South 63 degrees 14' 20" East 15.41 feet to the dividing line between Lots Nos. 58 and 59A on said Filed Map 116E;

THENCE North 26 degrees 14' 00" East along said dividing line, 189.71 feet to the southerly side of Hillside Drive;

THENCE South 65 degrees 22' 50" East along the southerly side of Hillside Drive, 167.00 feet to the point or place of BEGINNING.

TM#53.20-1-37

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot Nos. 171, 170, 169, 168, 167, 166 and the westerly half of Lot No. 165 as shown on a certain map entitled "Map of Mahopac Falls Park, Inc." Section No. 2 Mapped and surveyed by Walter Koch, Mahopac, NY dated May 1937 as Map No. 116D.

TM#53.16-1-26

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in the Office of the County Clerk of Putnam County on the 25th day of March, 1929 as Map 116-E, the lots being 86, 87 and 88A on said map.

TM#53.16-1-27

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in the Office of the County Clerk of Putnam County on May 25, 1929 as Map No. 116A, the lot conveyed hereby being Lot No. 85 on said map; together with and subject to all covenants, easements, reservations rules and regulations of the Long Pond Association, and restrictions of record pertaining to the said premises.

TM# 53.16-1-28

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot No. 84 on a certain map entitled "Mahopac Falls Park, Inc., Section I" dated August 8, 1939, made by Burgess and Hicks, Surveyors and filed in the Putnam County Clerk's Office on August 12, 1939 as Map No. 116E, bounded and described as follows:

BEGINNING at a point on the easterly side of Birch Lane at the division line between Lots 84 and 85 on said map; running thence along said division line N 59 degrees 33' 10" East 242.14 feet to Lot 3 on said map; running thence along same and Lot 4, south 12 degrees 53' 00" East 148.91 feet and South 8 degrees 51' 10" East 1.09 feet to Lot 83 on said map; running thence along the same south 72 degrees 50' 50" West 189.99 feet to Birch Lane; running thence along the same, North 37 degrees 16' 50" West 100.01 feet to the point and place of beginning.

TM #53.16-1-15

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being designated as Lot No. 47 on a certain map made by Walter K. Koch, Surveyor filed 5/25/1929 in the Office of the Putnam County Clerk as Filed Map No. 116-A.

TOGETHER with rights of in-

gress and egress over the various private roadways as shown on Filed Map NO. 116-A to the nearest public highway.

TM#53.16-1-24

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 as Map No. 116-E designated as Lots 48, 49 and 50 of the Town of Carmel.

TM #53.16-1-25

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the office of the Clerk of Putnam County on August 12, 1939 as Map No. 116-E designated as Lots No 89A and 90A.

TM# 53.16-1-1 & 53.20-1-40

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, Putnam County shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 2", dated May 29, 1937 and filed in the Office of the Clerk of Putnam County on July 3, 1937 as Map No. 116D, designated as Lot Nos. 161 and 162 on said map; also

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, Putnam County on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1", dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, designated as Lot No. 63 on said map.

TM#53.16-1-47

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown and designated as Lot Nos. 64 and 76 on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the Putnam County Clerk's office on August 12, 1939 as Map No. 116E which said lots are more particularly bounded and described as follows:

BEGINNING at a point marked by a pin set in the southerly side of

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Hillside Drive where same is intersected by the division line between Lots 64 and 65 on said map;

Running thence along the westerly line of Lot 65 South 35 degrees 33' 20" East 96.04 feet to a point marked by a cross;

Continuing thence along the westerly line of Lot 65 South 35 degrees 33' 20" East 81.94 feet to a point marked by a pin;

Thence along the southerly line of Lot 65 North 79 degrees 18' 50" East 14.45 feet to a point marked by a pin set in the westerly line of Lot 75;

Thence along the westerly line of Lot 75 South 10 degrees 46' 10" East 193.94 feet to the northerly side of Highland Road;

Thence along the northerly side of Highland Road and continuing along the easterly side of Cross Drive the following courses and distances:

North 88 degrees 6' 30" West 82.90 feet to a point marked by a PK nail;

Thence North 51 degrees 17' 30" West 32.02 feet to a point marked by a 12" steel spike;

Thence North 14 degrees 28' 30" West 36.53 feet to a point marked by a PK nail;

Thence North 8 degrees 20' 10" West 72.75 feet to a point marked by a pin;

Thence North 40 degrees 16' 50" West 234.10 feet to the point of intersection of the said easterly side of Cross Drive with the southerly side of Hillside Drive;

thence along the southerly side of Hillside Drive North 79 degrees 8' 20" East 119.85 feet and North 79 degrees 23' 10" East 7.36 feet to the point and place of BEGINNING.

TM# 53.15-1-20

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown and designated as Lot Nos. 24A and 25 on a certain map entitled "Amended and Revised Map of Section No. 1, Mahopac Falls Park, Inc., Town of Carmel, Putnam County, New York", dated August 8, 1939 made by Burgess and Hicks, surveyors and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116-E and more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the easterly side of Hillside Drive with the southerly side of Hill Street and running thence along the easterly side of Hillside Drive, South 7

degrees 44' 30" East 194.76 feet and South 32 degrees 29' 40" East 102.32 feet to the division line between Lot Nos. 24A and 24B as shown on the map herein above described;

THENCE along said division line North 39 degrees 18' 20" East 194.78 feet to the division line between Lot Nos. 24A and 25 and land now or formerly of Reiter;

THENCE along said division line North 47 degrees 03' 50" West 219.26 feet to the southerly side of Hill Street;

THENCE ALONG same South 64 degrees 44' 30" west 48.72 feet to the point or place of BEGINNING.

TM# 53.15-1-21

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lots No. 23 and 24B on map entitled "Amended and Revised Map of Section 1 Mahopac Falls Park, Inc., filed August 12, 1939 as Map No. 116E, which said lots when taken together are more particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of Hillside Drive where the same is intersected by the division line between Lots 24A and 24B as shown on said map;

thence along said last mentioned division line North 39 degrees 18' 20" East 194.78 feet to lands now or formerly of Reiter;

thence along said last mentioned lands the following two (2) courses and distances:

1. South 47 degrees 03' 50" East 40.17 feet and

2. South 57 degrees 18' 10" East 69.85 feet to the division line between lots 23 and 22 as shown on said map;

thence along said last mentioned division line South 38 degrees 44' 00" West 199.87 feet to the northeasterly side of Hillside Drive;

thence along said northeasterly side of Hillside Drive the following two (2) courses and distances;

1. North 52 degrees 47' 10" West 101.53 feet and

2. North 32 degrees 29' 40" West 10.53 feet to the point or place of beginning.

53.15-1-22

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Carmel, County of Putnam and State of New York shown and designated as Plot No. 22 on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc.," filed in the office of the Putnam County Clerk on August 12, 1939 as Map No. 116-E, bounded and described as follows:

BEGINNING at a point on the northerly side of Hillside Drive at the division line between Lots 21 and 22 on said map;

RUNNING thence along Hillside Drive, North 52 degrees 47' 10" West 103.77 feet to Lot 23 on said map;

RUNNING thence along same North 38 degrees 44' East 199.87 feet to lands now or formerly of Reiter;

RUNNING thence along the same South 51 degrees 27' East 95.13 feet to said first mentioned division line;

RUNNING thence along the same, South 36 degrees 14' 10" West 197.61 feet to the point of BEGINNING.

53.15-1-23

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, designated as lots No. 20 and 21, being further bounded and described as follows:

BEGINNING at the intersection of the northeasterly side of Hillside Drive with the northwesterly side of Pleasant Road;

THENCE from said point or place of beginning the following two (2) courses and distances along the northeasterly side of said Hillside Drive

(1) North 56 degrees 19 minutes 20 seconds West a distance of 96.74 feet;

(2) North 53 degrees 27 minutes 50 seconds West a distance of 100.23 feet to an iron pin found, said pin being South 52 degrees 47 minutes 10 seconds East a distance of 102.89 feet from an iron marker found;

THENCE along the lands reputedly of Raitano, North 36 degrees 14 minutes 10 seconds East a distance of 197.61 feet to an iron pin found;

THENCE along the land reputedly of Spordone and following the general line of an old stone

wall, South 51 degrees 27 minutes 00 seconds East a distance of 52.61 feet to an iron marker found;

THENCE along the lands reputedly of Nelson, South 54 degrees 16 minutes 00 seconds East a distance of 182.60 feet to the northwesterly side of Pleasant Road;

THENCE along the northwesterly side of said Pleasant Road South 47 degrees 26 minutes 40 seconds West a distance of 197.05 feet to the point or place of BEGINNING.

53.15-1-26

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York and known and designated as Lot No. 36A and parts of Lots Nos. 37A and 38A on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 as Map No. 116E and which said lot and parts of lots, when taken together as one parcel, are more particularly bounded and described as follows:

BEGINNING at a point of intersection of the southeasterly side of Pleasant Road and the northeasterly side of Hillside Drive;

RUNNING thence on a course of North 47 degrees 26' 40" east and along the southeasterly side of Pleasant Road a distance of 215.50 feet;

RUNNING thence on a course of South 52 degrees 39' 25" east a distance of 94.25 feet;

RUNNING thence on a course of North 47 degrees 26' 40" east a distance of 20.00 feet;

RUNNING thence on a course of South 27 degrees 35' 40" east a distance of 124.11 feet;

RUNNING thence on a course of South 36 degrees 49' 30" east a distance of 52.38 feet to the northwesterly side of Rosemarie Lane;

RUNNING thence on a course of south 70 degrees 30' 10" west and along the northwesterly side of Rosemarie Lane a distance of 172.12 feet to the northeasterly side of Hillside Drive;

RUNNING thence on a course of north 66 degrees 15' 00" west and along the northeasterly side of Hillside Drive a distance of 45.66 feet;

RUNNING thence on a course of north 56 degrees 19' 30" west and continuing along the northeasterly side of Hillside Drive a distance of 160.19 feet to the point or place of BEGINNING.

TM# 53.15-1-27; 53.15-1-28; 53.15-1-29 53.15-1-30 AND 53.15-1-33

PARCEL 1:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown and designated as Lot No. 31 on a certain map entitled "Amended and Revised Map of Section 1, Mahopac Falls Park, Inc. " Town of Carmel, Putnam County, New York and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, and more particularly bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southwesterly side of Hillside drive with the northwesterly side of Pleasant Road as shown on said map; Running thence along the northwesterly side of Pleasant Road South 51 degrees 25' 30" west, 227.40 feet to the division line between premises being described and land now or formerly of Koch; thence along said division line North 48 degrees 13' 10" West and along the center line of a stone wall 100.00 feet to the division line between Lots Nos. 30 and 31 on said map; thence along said division line North 46 degrees 07' 30" East 209.03 feet to the southwesterly side of Hillside Drive; thence along same South 53 degrees 27' 50 East, 32.79 feet, and South 56 degrees 19' 30" East 90.52 feet to the point or place of BEGINNING.

PARCEL 2:

ALL those certain plots, pieces or parcels of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown and designated as Lots 32, 33A 34A on a certain map entitled "Amended and Revised Map of Section 1, Mahopac Falls Park, Inc. " Town of Carmel, Putnam County, New York and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E together with a portion of the "Reserved Plot" as shown on a certain map entitled "Mahopac Falls Park, Inc. Section 2" Town of Carmel, Putnam County, New York and filed in the Office of the Clerk of Putnam County on July 3, 1937 as Map No. 116D, which said parcels when taken together as one parcel are bounded and described as follows:

BEGINNING at the corner formed by the intersection of the southwesterly side of Hillside Drive with the southeasterly side of Pleasant Road; running thence along the southwesterly side of Hillside Drive South 56 19' 30"

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East 169.42 feet and South 66° 15' 00" East 138.55 feet to the Northwesterly side of Central Road, thence along same, South 44° 39' 30" West 174.26 feet to the division line between premises being described and land now or formerly of O'Mara, thence along said division line and along the center line of a stone wall the following courses and distances: North 74 degrees 51' 30" West, 35.49 feet; North 60 degrees 29' 50" West 50.45 feet; South 35 degrees 41' 50" West 150.00 feet; North 54 degrees 18' 10" west 89.41 feet; and North 37 degrees 03' 50" West 181.44 feet to the division line between premises being described and land now or formerly of Koch; thence along said division line, North 44 degrees 27' 20" East 26.43 Feet; and North 72 degrees 05' 20" East 2.27 feet to the southeasterly side of Pleasant Road; thence along same North 51 degrees 25' 30" East 232.36 to the point or place of BEGINNING.

TM 53.15-1-34

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lots Nos. 26 and 27 on map entitled "Map of Mahopac Falls, Inc. Section NO. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116-E.

TM 53.15-1-35

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, as shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyors, and filed in the Office of the County Clerk of Putnam County on the 25th day of May, 1929 as Map No. 116-A the lot conveyed herein being lot No. 28 on said map. Also that part of plot number 29 on Map 116-A of Mahopac Falls Park, Inc. described as follows:

BEGINNING with the easterly end of plot Numbered 28 easterly along Hillside Drive 2 feet

THENCE parallel to the easterly side of Plot Numbered 28 southerly 194 feet more or less to a stone wall;

THENCE westerly 20 feet to the boundary of Plot No. 28 and northerly along said boundary to the point and place of beginning. Said premises also described as follows:

BEGINNING at a point on the southerly side of Hillside Drive at the division line between Lots 27 and 28 on said map;

RUNNING THENCE along Hillside Drive South 32 degrees 29' 40" East 40.15 feet and South 52 degrees 47' 10" East 79.89 feet;

RUNNING THENCE South 41 degrees 01' 30" West 192.15 feet to lands now or formerly of Koch;

RUNNING THENCE along the same and a stone wall North 48 degrees 50' 40" West 127.00 feet to said first mentioned division line;

RUNNING THENCE along the same North 48 degrees 34' East 198.14 feet to the point or place of BEGINNING.

TM 53.15-1-36

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lots Nos. 26 and 27 on map entitled "Map of Mahopac Falls, Inc. Section NO. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116-E.

TM 53.16-1-2

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam on the 25th day of May 1929 as Map No. 116-A, the lot conveyed herein being Lot Number 62 on said map.

TM 53.16-1-3

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown and designated as Lot No. 61 on a certain map entitled "Proposed Subdivision of Property Belonging to Towbin and Roth" filed in the Putnam County Clerk's Office on May 5, 1929 as Filed Map No. 116A, being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Hillside Drive said point being the intersection with the boundary of Lot 61 and 62 on the above mentioned map;

Running thence along said boundary South 24 degrees 38' 00" West 199.04 feet to a point on the boundary with lands now or formerly Mahopac Falls Park, Inc. Section 2;

Running thence along the southerly boundary of the herein de-

scribed premises with the northerly boundary of lands now or formerly Mahopac Falls Park, Inc., Section 2, North 71 degrees 25' 50" West 14.08 feet and North 63 degrees 14' 20" West 87.50 feet to a point on the easterly side of Clearview Road;

Running thence along same North 25 degrees 3' 10" East 197.26 feet to a point on the southerly side of Hillside Drive;

Running thence along the southerly side of Hillside Drive South 65 degrees 22' 50" East 100.00 feet to the point of place of BEGINNING.

TM 53.16-1-6

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, designated as Lot No. 58 on a Proposed Subdivision of Property belonging to Towbin and Roth, dated June 22, 1927, made by Walter Koch surveyor and filed in the office of the Clerk of Putnam County on May 25, 1929 as Map No. 116A, bounded and described as follows:

BEGINNING at a point on the southerly side of Hillside Drive distant 55.38 feet east of the corner formed by the intersection of the southerly side of Hillside Drive and the easterly side of Central Road;

Thence along the southerly side of Hillside Drive the following two courses: South 66 degrees 15' East 75.21 feet and South 65 degrees 22' 50" East 24.79 feet;

Thence South 26 degrees 14' West 189.71 feet; thence North 63 degrees 14' 20" West 15.41 feet; thence North 75 degrees 44' 10" West 33.44 feet; thence North 44 degrees 51' 10" West 110.00 feet; thence North 44 degrees 39' 30" East 165.37 feet to the point of BEGINNING.

TM 53.16-1-7

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known as Plot Nos. 44 and 45 on a map of lands of Mahopac Falls Park, filed in the Putnam County Clerk's Office under File No. 116A.

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, and designated as Lot Nos. 44A and 45A as shown on a map of entitled "Amended and Revised Map of Section No. 1, Mahopac Falls Park, Inc.", situate in the Town of Carmel, Putnam County, New York dated August 8, 1939 and filed in the Office of the Putnam

County Clerk as Map No. 116E.

TM 53.16-1-8

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being known as Lot no. 57 as shown on a certain map entitled "Proposed Subdivision of Property belonging to Towbin and Roth, situate in the Town of Carmel, Putnam County, N.Y." made by Walter W. Koch, Surveyor, dated June 22, 1927 and filed in the Putnam County Clerk's Office on May 25, 1929 as Map No. 116-A, said premises being bounded and described as follows:

BEGINNING at a point on the northerly side of Hillside Drive which point is the division line between Lot No. 56 and 57;

RUNNING THENCE along the northerly side of Hillside Drive North 65 degrees 22' 50" West 125.00 feet to the westerly line of Lot No. 57;

THENCE RUNNING along the westerly line of Lot No. 57 North 39 degrees 51' 30" East 149.69 feet and North 19 degrees 02' 50" East 46.44 feet to the northerly line of Lot No. 57;

THENCE RUNNING along the northerly line of Lot No. 57, South 68 degrees 49' 10" East 89.71 feet to the easterly line of Lot No. 57;

THENCE RUNNING along the easterly line of Lot No. 57, South 24 degrees 26' 20" West 196.03 feet to the northerly side of Hillside Drive and the point or place of BEGINNING.

TM 53.16-1-19

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown and designated as Lot No. 56 on a certain map entitled, "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc. Town of Carmel, Putnam County New York" made by Roy A. Burgess and Alfred J. Hicks, Surveyors, dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116-E.

Said premises being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of HILLSIDE DRIVE where the same is intersected by the boundary line between LOT 56 and LOT 57 as shown on said map;

RUNNING thence along the last mentioned boundary line.

North 24 degrees 26' 20" East 196.03 feet to the boundary line between LOT 50 and LOT 56 as shown on said map;

RUNNING thence along the last mentioned boundary line,

South 66 degrees 49' 10" East 89.70 feet (per survey) 89.71 (filed map) to the boundary line between LOT 55 and LOT 56 as shown on said map;

RUNNING thence along the last mentioned boundary line,

South 15 degrees 16' 10" West 201.40 feet (per survey) 201.41 (filed map) to the northerly side of HILLSIDE DRIVE;

RUNNING thence along the northerly side of HILLSIDE DRIVE, the following courses and distances:

South 79 degrees 23' 10" West 12.48 feet;

North 61 degrees 54' 30" West 75.32 feet (per survey) 75.33 (filed map)

North 65 degrees 22' 50" West 36.29 feet to the point or place of BEGINNING.

TM 53.16-1-30

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York being known and designated as Lots No. 51 and 52 on a certain map entitled "Proposed Subdivision of Property Belonging to Towbin and Roth" made by Walter K. Koch, L.S. dated June 22, 1927 and filed in the Putnam County Clerk's Office on May 25, 1929 as Map No. 116-A.

TM 53.16-1-31

PARCEL I

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated June 22, 1927 made by Walker K. Koch, Surveyor and filed in the Office of the County Clerk of Putnam County on the 25th day of May, 1929 as Map No. 116-A, the Lot conveyed being Lot number fifty-four (54) on said map.

PARCEL II

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York as shown on a

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certain map entitled "MAHOPAC FALLS PARK, INC.," Section No. 1 dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1929 as Map No. 116E designated as Lot 65.

TM 53.16-1-22

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown and designated as Plot No. 53 on a certain map entitled "Map of Lots of Mahopac Falls Park", Town of Carmel, Putnam County, New York and filed in the Putnam County Clerk's Office on May 25, 1929 as Map No. 116-A.

TM 53.16-1-29

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York being known and designated as Lot No. 83 as shown on a certain map entitled "Amended and Revised Map of Section I, Mahopac Falls Park, Inc.", filed in the Putnam County Clerk's Office on August 12, 1939 as Map No. 116A.

TM 53.16-1-30

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown and designated as Lot No. 5 on a certain map entitled "Map of Mahopac Park", dated June 22, 1927 made by Walter E. Koch, Surveyor and filed in the Office of the Clerk of Putnam County on May 25, 1929 as Map No. 116-A being more particularly bounded and described as follows:

BEGINNING at a point where the west side of Wixon Pond Road intersects the North side of Hillside Drive, and;

RUNNING THENCE from said point of beginning at all times along the north side of Hillside Drive South 78 degrees 11' 20" West 195.54 feet to a pin;

THENCE leaving said Hillside Drive and running North 08 degrees 51' 10" West 97.50 feet to a point in the south bounds of Lot No. 4 as shown on said, "Map of Mahopac Park";

THENCE along the southerly line of said Lot No. 4 North 74 degrees 11' 30" East 201.82 feet to a cut in a rock on the westerly side of Wixon Pond Road;

THENCE along the west side of Wixon Pond Road, South 12 degrees 35' 50" East 6.05 feet to a point;

THENCE South 05 degrees 54' 20" East 105.95 feet to the point and place of BEGINNING.

TM 53.16-1-48

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc., Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, designated as Lots No. 74A and 75.

TM 53.16-1-49

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York as Lot Number 73 and part of Lot Number 74 on a certain map dated June 22, 1927, made by Walter E. Koch, Surveyor, and filed in the Office of the Clerk of Putnam County on May 25, 1929 as Map No. 116A being bounded and described as follows:

BEGINNING at a point on the northerly side of Highland Road where same is intersected by the division line between Lots 72 and 73 on the aforesaid map;

RUNNING THENCE along the northerly side of Highland Road North 68 degrees 19' 10" West 100.00 feet to a point at the division line between Lots 73 and 74 as shown on the aforesaid map and thence continuing North 68 degrees 19' 10" West 9.00 feet to a point;

RUNNING THENCE through said Lot 74 North 3 degrees 42' 10" East 205.96 feet to a point along the division line between Lots 74 and 67 as shown on the aforesaid map;

RUNNING THENCE also same South 74 degrees 38' 30" East 20.00 feet to a point along the division line between Lots 73 and 74 as shown on the aforesaid map and thence continuing along the division line between Lots 73, 67 and 68 South 68 degrees 18' 10" East 125.00 feet to a point along the division line between Lots 72 and 73 as shown on the aforesaid map.

RUNNING THENCE along same South 13 degrees 43' 20" West 200.00 feet to the point or place of BEGINNING.

TM 53.16-1-50

ALL that certain plot, piece or parcel of land, with the buildings

and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lot No. 72 and Lot 71B (formerly part of plot no. 71) on a certain map entitled "Proposed Subdivision of Property Belonging to Towbin and Roth, situate in the Town of Carmel, Putnam County, New York", dated June 22, 1927, made by Walter E. Koch, Surveyor, and filed in the Office of the Clerk of Putnam County May 25, 1929 as Map No. 116-A as revised by Filed Map No. 116-E, being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Highland Road where the same is intersected by the dividing line between Lots 72 and 73;

RUNNING THENCE along said dividing line North 13 degrees 43' 20" East 200.00 feet to the dividing line between Lots 72 and 68;

RUNNING THENCE along said dividing line South 83 degrees 01' 10" East 125.00 feet to the dividing line between Lots 71 B and 69;

RUNNING THENCE along said dividing line North 65 degrees 35' 00" East 34.98 feet to the dividing line between Lots 71B and 71A;

RUNNING THENCE along said dividing line South 19 degrees 59' 00" West 248.80 feet to the northerly side of Highland Road;

RUNNING THENCE along the northerly side of Highland Road North 72 degrees 48' 40" West 6.29 feet and North 71 degrees 07' 40" West 118.71 feet to the point or place of BEGINNING.

TM 53.16-1-51

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Plot No. 71A on a certain map entitled "Amended and Revised Map of Section No. 1 at Mahopac Falls Park, Inc., dated August 8, 1939 and filed in the Putnam County Clerk's Office on August 12, 1939 as Map No. 116E.

TM 53.16-1-52**PARCEL I**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown on a certain map dated August 8, 1939, made by Roy A. Burgess and Alfred J. Hicks, surveyors and filed in the Office of the County Clerk of Putnam County, on the 12th day

of August 1939, as Map No. 116-E the lot conveyed herein being lot number seventy (70) on said map.

PARCEL II

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, shown and designated as a portion of Lot 101 on a certain map entitled "Mahopac Falls Park" Map No. 116D, begin more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Highland Road where same is intersected by the dividing line between Lot # 70 as shown on Filed Map No. 116E and Lot 101 as shown on Filed Map No. 116D;

RUNNING THENCE along the last mentioned dividing line North 47 degrees 17 minutes 30 seconds east a distance of 80.45 feet;

RUNNING THENCE through Lot No. 101 south 31 degrees 59 minutes 30 seconds east 102.20 feet to the northerly side of Highland Road;

RUNNING THENCE along the northerly side of Highland Road North 75 degrees 9 minutes 50 seconds west a distance of 120.00 feet to the point or place of BEGINNING.

TM# 53.20-1-22, 53.20-1-28 & 53.16-1-40

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, which is shown and described, in part, as Lot numbers 101 & 102 on that certain map entitled "Map of Mahopac Falls Park, Inc. Section -2-" which was filed in the Putnam County Clerk's Office on 27 September 1929 as map number 116-D and, in part, other lands on said filed map 116-D which together are more particularly bounded and described as follows:

PARCELA

BEGINNING at a point which is the intersection of the southerly boundary line of Highland Road with the westerly boundary line of Wixon Pond Road as shown on said filed map 116-D and which said point occupies the following coordinate position of the New York State Coordinate System NAD 83/92 East Zone:

NORTH 937,914.03 feet
EAST 700,894.16 feet

Note that the bearings, distances and areas used herein are referred to said NAD 93/82 datum. Users

of this information should divide said distances by a scale factor of 0.999992000 in order to obtain level ground feet and divide said areas by 0.99992000 squared to obtain level ground areas.

THENCE FROM the point of said beginning southerly along the westerly boundary line of Wixon Pond Road

S 13 degrees 03' 58" W 60.98 feet and
S 04 degrees 28' 32" E 28.10 feet

to a point marked by a 5/8" iron in set at the intersection of said road boundary with the northwesterly boundary line of lands now or formerly belonging to Schere; thence southwesterly and southeasterly along the mean center line of a stone wall which marks the lands of Schere the following courses:

S 32 degrees 27' 15" W 15.29 feet
S 24 degrees 29' 24" W 11.84 feet
S 29 degrees 30' 42" W 38.35 feet
S 26 degrees 43' 40" W 57.94 feet
S 30 degrees 09' 59" W 63.16 feet
S 24 degrees 01' 44" W 28.67 feet
S 08 degrees 52' 26" W 17.14 feet
S 15 degrees 33' 10" E 26.91 feet
S 47 degrees 06' 26" E 45.73 feet
S 50 degrees 53' 03" E 50.09 feet
S 48 degrees 47' 44" E 31.14 feet to an X-cut set at an intersection of stone walls on the northwesterly boundary line of said lands now or formerly belonging to Schere; thence southwesterly along the northwesterly boundary line of said Schere the following courses:

S 32 degrees 17' 47" W 23.57 feet and
S 30 degrees 42' 29" W 72.69 feet

to the northerly corner of lands now or formerly belonging to Hayden; thence continuing southwesterly along the northwesterly boundary line of Hayden, mostly along the mean center line of stone walls, the following courses:

S 34 degrees 16' 31" W 41.25 feet
S 34 degrees 08' 37" W 89.92 feet
S 33 degrees 43' 41" W 78.81 feet
S 34 degrees 04' 01" W 56.34 feet
S 29 degrees 51' 36" W 19.33 feet
S 33 degrees 16' 33" W 52.52 feet and
S 33 degrees 36' 46" W 50.19 feet

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to an X-cut set at the corner of stone walls marking the southwest corner of said lands of Hayden and the northeasterly boundary line of lands now or formerly belonging to Agor, thence northwesterly along said lands of Agor, in part along the mean center line of a stone wall the following courses:

N 36 degrees 52' 15" W 54.66 feet and
N 52 degrees 52' 04" W 41.91

to the southeasterly corner of lands now or formerly belonging to Peterfreund, thence northwesterly along said lands of Peterfreund

N 43 degrees 22' 01" W 828.53 feet

to an X-cut set on the southerly boundary line of Lot number 77 as shown on said filed map "Amended and Revised Map of Section 1 - Mahopac Falls Park" file map number 116-E; thence easterly and northerly along Lots 77, 78, 79, 80 and 81 as shown on said filed map number 116-E, near the line of a stone wall, the following courses:

S 50 degrees 15' 42" E 2.92
S 64 degrees 20' 12" E 30.80 feet
S 87 degrees 41' 32" E 30.76 feet
S 77 degrees 47' 32" E 39.77 feet
S 84 degrees 18' 48" E 282.45 feet to an X-cut set
S 55 degrees 53' 08" E 64.08 feet to S/8" iron pin set and
S 08 degrees 30' 22" W 174.90 feet

to a point on the southerly boundary line of Highland Road as shown on said filed map 116-E which said point is 0.1ft north and 0.1 ft west of an iron pin found; thence easterly along the said southerly boundary line of Highland Road the following distances:
S 86 degrees 05' 05" E 197.26 feet
S 88 degrees 27' 02" E 163.48 feet
S 65 degrees 49' 02" E 141.02 feet to a point or place of beginning, containing 9.24 level ground acres and 9.24 NAD 83/92 grid acres.

PARCEL B

BEGINNING at a point which is the intersection of the northerly boundary line of Highland Road with the westerly boundary line Wixon Pond Road as shown on said filed map 116-D and which said point is located N 13 degrees 03' 58" E 33.63 feet from the point of beginning of the above described Parcel -1- which point occupies the following coordinate position of the New York State Coordinate System, NAD 83/92 East Zone:

NORTH 937,914.03 feet

EAST 700,894.16 feet

Note that the bearings, distances and areas used herein are referred to said NAD 83/92 datum. Users of this information should divide said distances by a scale factor of 0.99992000 in order to obtain level ground feet and divide said areas by 0.99992000 squared to obtain level ground areas.

THENCE from the said point of beginning westerly along the northerly boundary line of said Highland Road the following courses:

N 65 degrees 49' 02" W 141.14 feet and
N 88 degrees 27' 02" W 29.10 feet

to a point which is 0.3 ft north and 0/2ft east of an iron pin found near the southeasterly corner of lands now or formerly belonging to Honigsberg; thence northwesterly along said lands of Honigsberg

N 45 degrees 16' 42" W 102.20 feet

to an iron pin found marking the most southerly corner of Lot 10 as shown on said filed map number 116-E; thence northeasterly along the division line between said Lot 10 and Lot 101 of filed map number 116-D

N 49 degrees 50' 28" E 200.00 feet.

to a point on the westerly boundary line of Wixon Pond Road which is 0.9ft north and 0.4ft east of an iron pin found; thence southerly along the said westerly boundary line of Wixon Pond Road the following courses:

S 35 degrees 28' 42" E 118.32 feet
S 18 degrees 23' 42" E 60.19 feet
S 00 degrees 57' 58" W 67.64 feet and
S 13 degrees 03' 58" W 39.43 feet

to the point or place of beginning, containing 0.79 level ground acres and 0.79 NAD 83/92 grid acres.

TM# 53.20-1-24

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as parcel 2 on a certain map dated August 20, 1947 and revised October 22, 1947 and filed in the Office of the Clerk of the County of Putnam on October 30, 1947 as Map No. 390, entitled "Map of Mahopac Woodland, Inc., Parcel 1, 2, 3, and 4 Amending Section 2, Mahopac Falls Park, Inc." and filed in the July 3, 1937 as Map No. A3-

20 (116D).

Said parcel 2 being more particularly bounded and described as follows:

BEGINNING at a point said point being the northeasterly most corner of the parcel being described herein and the northwesterly most corner of parcel 3 on filed map #390 being land now or formerly of Peterfreund (Liber 1153 cp 318)

RUNNING thence from said point of beginning marked by an iron pin along said Peterfreund's lands the following courses and distances:

South 23 degrees 20' 50" East 85.57 feet

South 21 degrees 17' 44" East 863.49 feet to lands now or formerly Agor and Aydelott (Liber 137 7cp 74) abutting on South

RUNNING thence along said Agor and Aydelott South 60 degrees 43' 00" West 220.00feet to lands now or formerly of Maffetone (Liber 875 cp 150) abutting on the West

RUNNING thence along said Maffetone North 24 degrees 39' 03" west 972.05 feet to a point;

RUNNING thence along the southerly line of Lot #156 on filed map #116D, North 60 degrees 07' 30" East 94.66 feet;

Running thence along the southerly line of lot 157 & 158 on said map 116D North 70 degrees 16' 40" East 178.36 feet to the point and place of BEGINNING.

TM# 53.20-1-26

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, and designated as Parcel 1 on a certain map dated August 20, 1947, revised October 22, 1947 and filed in the Putnam County Clerk's office on October 30, 1947 as Map No. 390, entitled "Mahopac Woodland, Inc., Parcels 1, 2, 3 and 4 amending Section 2, Mahopac Falls Park, Inc. Map filed July 3, 1937 No A3-20(116D)." EXCEPT so much of the aforesaid described parcel as constitutes Lots 151, 128, 127 and 117 on a certain map entitled "Map of Mahopac Falls park, Inc., Section 2" filed in the office of the County Clerk of Putnam County as Map No. 116D on July 3, 1937

AND FURTHER EXCEPTING THE FOLLOWING PARCEL:

Beginning at the northwest corner of Parcel 2 as shown on said Map 116D; RUNNING THENCE along said Lot South 24 degrees 39' 03" East 80.78 feet; RUNNING THENCE South 85 degrees

31' 30" West 110.88 feet and North 15 degrees 58' 10" West 33.88 the northerly line of Lot 1 on said Map 116D; RUNNING THENCE along the same North 60 degrees 07' 30" East 99.37 feet to the point and place of BEGINNING.

TM# 53.20-1-29

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, described as follows:

BEGINNING at the most southerly point of the premises herein described, said point being also the northeasterly corner of Lot 140 as shown on Map of Mahopac Falls, Inc. Made by Walter K. Koch, Surveyor, filed in the Register's Office of Putnam County as Map 116-D, said point being located by a line running North 22 degrees 53' 50" West 225.09 feet from a monument at the intersection of the northerly line of Crestwood Drive with the northerly line of Midland Road, running thence along the northerly line of Lot 140 aforesaid North 82 degrees 24' West 47.3 feet; thence North 1 degrees 57' 30" East 229.73 feet to the southerly foot of Highland Road as indicated on the ground by stakes set by the said Walter K. Koch, Surveyor; thence along the southerly line of said Highland Road South 71 degrees 7' 40" East 120 feet; thence South 4 degrees 46' 50" West 174.91 feet to the northerly line of Lot 139 on filed Map 116-D aforesaid; thence along the northerly line of said Lot 139 South 69 degrees 10' 20" West 64 feet to the point or place of Beginning.

TM# 53.20-1-30

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the County of Putnam Town of Carmel, and shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, designated as Lot No. 80 and Part of 79, and being more particularly bounded and described as follows: BEGINNING at a point on the southerly side of Highland Road, where the same is intersected by the division line between Lots Nos. 80 and 81 as shown on Map No. 116E;

THENCE RUNNING along said division line South 1 degree 8 minutes 40 seconds West 229.73 feet to a point on the northerly line of lands now or formerly of the County of Putnam

THENCE RUNNING along said lands and the remains of a stone wall, North 82 degrees 24 minutes

West 150.57 feet;

THENCE RUNNING through Lot No. 79 on Map No. 116E, North 2 degrees 55 minutes 10 seconds East to the southerly side of Highland Road;

THENCE RUNNING along the southerly side of Highland Road the following courses and distances;

South 88 degrees 06 minutes 30 seconds East 46.35 feet
South 68 degrees 19 minutes 10 seconds East 105.55 feet to the point or place of BEGINNING.

TM# 53.20-1-31

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, being a portion of lots 78 and 79 on certain "Map of Mahopac Falls Park, Inc., Section No. 1", on file in the Office of the Putnam County Clerk as Map No. 116E and being more particularly described as follows:

Beginning at a point in southerly bounds of Highland Road, said point at the intersection formed by the dividing line between lots 77 and 78 and the side southerly bounds of Highland Road, said point being in the northeasterly corner of lands now or formerly of Lombardo (Liber 1148 page 150) and is bearing along a line of South 88 degrees 06' 30" East 115.00 feet to the northwest corner of lands now or formerly of Fanelli (Liber 1482 page 453) running thence with the westerly bounds of said Fanelli through Lot No. 79 of the aforementioned Filed Map 116E, South 02 degrees 55' 10" West 250.53 feet to a point in the northerly bounds of lands now or formerly of the City of New York (Liber 1587 page 359), running thence, with same, North 82 degrees 23' 47" West 84.47 feet, North 64 degrees 30' 20" West 39.77 feet and North 74 degrees 18' 40" West 7.96 feet to the southeast corner of the aforementioned lands of Lombardo, running thence through Lot No. 78 and with the easterly bounds of said Lombardo, North 06 degrees 29' 10" East 142.59 feet North 18 degrees 27' 50" West 9.00 feet and North 17 degrees 14' 40" West 78.00 feet to the point and place of BEGINNING.

TM# 53.20-1-32

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot Number 77 and a portion of Lot 78 on a certain

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map entitled "Amended and Revised Map of Section No. 1, Mahopac Falls Park, Inc.", filed in the Putnam County Clerk's Office on August 12, 1939 as Map No. 116E, and being more particularly bounded and described as follows:

BEGINNING at a point on the southerly side of Highland Road where it is intersected by the dividing line between the above mentioned Lots 77 and 78;

Running thence through Lot 78 the following courses and distances:

South 17 degrees 14' 40" East 78.00 feet;

South 18 degrees 27' 50" East 9.00 feet; and

South 6 degrees 29' 10" West 142.59 feet to a point on the southerly line of Lot 78;

Running thence along said line and continuing along the southwesterly line of Lot 77 the following courses and distances:

North 74 degrees 24' 20" West 22.73 feet;

North 51 degrees 03' 00" West 30.80 feet;

North 36 degrees 58' 30" West 67.17 feet along lands now or formerly of Peterfreund, and North 14 degrees 28' 30" West 67.17 feet to a point on the southerly side of Highland Road;

Running thence along said road South 88 degrees 06' 30" East 115.00 feet to the point and place of BEGINNING.

TM# 53.20-1-33

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known as Lots 159 and 160 and parts of Lots 144 and 145 on a certain Map entitled "Map of Mahopac Falls Park, Inc., Section 2" dated May 29, 1937 and filed in the Putnam County Clerk's Office on July 3, 1937 as Map No. 116D, also all that parcel of land known as Parcel 3 on a certain map entitled Mahopac Woodland Inc. Parcels 1, 2, 3 and 4 amended Section 2, Mahopac Falls Park, Inc., dated August 20, 1947 and revised October 22, 1947 and filed in the Putnam County Clerk's Office on October 30, 1947 as Map No. 390 and taken together as one parcel being bounded and described as follows:

BEGINNING at a point on the southerly side of Highland Road where the same is intersected by the division line between Lot No. 158 on the map first above described and the premises herein-after described and running thence along the southerly side of Highland Road North 75 degrees 35'

10" East 200 feet to a point;

running thence South 14 degrees 28' 30" East along the center line of a stone wall 154.27 feet and thence continuing along the center line of said stone wall South 36 degrees 58' 30" East 64.25 feet to a point on the division line between Parcels 3 and 4 on the map secondly above described;

running thence along said division line South 30 degrees 09' 56" East 830.57 feet to a point;

running thence South 60 degrees 43' 00" West 369.81 feet to a point on the division line between Parcels 2 and 3 on the map secondly above described;

running thence along said division line North 21 degrees 17' 44" West 863.49 feet to a point

running thence the following courses and distances:

North 23 degrees 20' 50" West 85.57 feet;

North 70 degrees 16' 40" East 25 feet; and

North 14 degrees 46' West 163.76 feet to the point of beginning.

TM# 53.20-1-34

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lots 157 and 158 on a certain Map entitled "Map of Mahopac Falls Park, Inc., Section 2" dated May 29, 1937 and filed in the Putnam County Clerk's Office on July 3, 1937 as Map No. 116D.

TM# 53.20-1-35 & 38**PARCEL I**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot No. 164 and the easterly half of Lot No. 165 on Map of Mahopac Falls Park, Inc. Section No. 2 dated May 29, 1937 and filed in the Putnam County Clerk's Office on July 3, 1937 as Map No. 116D being further bounded and described as follows:

BEGINNING at a point on the northerly side of Hillside Road said point being the division line between Lots 163 and 164 on the above referenced filed map:

RUNNING THENCE along the northerly side of Highland Road south 70 degrees 21 minutes 10 seconds West 189.67 feet;

RUNNING THENCE north 25 degrees 34 minutes 54 seconds west 132.37 feet;

THENCE north 65 degrees 45 minutes 10 seconds east 205.00 feet to the previously recited division line between lots 163 and 164 on the above referenced filed map:

THENCE along said division line south 19 degrees 16 minutes 00 seconds east 148.11 feet to the northerly side of Highland Road, the point or place of BEGINNING.

PARCEL II

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York, known and designated as Lot No. 156 on a map of Mahopac Falls Park, Inc., Section No. 2 dated May 29, 1937 and filed in the Putnam County Clerk's Office on July 3, 1937 as Map No. 116D, being further bounded and described as follows:

BEGINNING at a point on the southerly side of Highland Road said point being the division line between lots 156 and 157 on the above referenced filed map:

RUNNING THENCE along said division line south 17 degrees 44 minutes 50 seconds east 169.58 feet;

THENCE south 60 degrees 07 minutes 30 seconds west 89.46 feet;

THENCE north 21 degrees 36 minutes 20 seconds west 185.49 feet to the southerly side of Highland Road.

THENCE along the southerly side of Highland Road North 70 degrees 21 minutes 10 seconds east 100.00 feet to the point or place of BEGINNING.

TM# 53.20-1-39**PARCEL ONE:**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam on the 3rd day of July 1937 as Map No. 116-d, the lot conveyed herein being Lot Number 163 on said map.

TM# 53.20-1-35 & 38**PARCEL ONE**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of

the County of Putnam on the 3rd day of July 1937 as Map No. 116-d, the lot conveyed herein being Lot Number 163 on said map.

PARCEL TWO

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam on the 3rd day of July 1937 as Map No. 116-d, the lot conveyed herein being Lot Number 172 on said map.

PARCEL THREE

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam on the 3rd day of July 1937 as Map No. 116-d, the lot conveyed herein being Lot Number 173 on said map.

PARCEL FOUR

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam on the 3rd day of July 1937 as Map No. 116-d, the lot conveyed herein being Lot Number 62 on said map.

TM# 53.20-1-46

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lots 117, 127, 128, 151, 152, 153, 154, 155 and portions of Lots 148 and 149 as shown on a certain map entitled "Map of Mahopac Falls Park, Inc., Section 2 Made by Walter K. Koch, said map being dated May 9, 1937 and filed in the Putnam County Clerk's Office as Map No. 116D and a portion of Parcel 1 as shown on a certain map entitled "Mahopac Woodland Inc." said map being dated August 20, 1947 and revised October 22, 1947 and filed in the Office of Putnam County Clerk on October 3, 1947 as Map No. 390.

Said parcel being more fully bounded and described in Liber 1791 Page 224.

TM #53.15-1-24

ALL that certain plot, piece or parcel of land, with the buildings

and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Plot No. 19 on a certain map entitled "Proposed Subdivision of Property Belonging to Towbin and Roth" filed in the Office of the Clerk of Putnam County on May 25, 1929 as Map No. 116A.

AND ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc." filed August 12, 1939, as Map No. 116E, designated as Lot No. 18.

TM #53.15-1-25

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc., Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E, designated as Lot Nos. 16 and 17.

TM #53.15-1-31

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lot No. 34 B on a certain map entitled "Map of Mahopac Falls Park, Inc., Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E.

ALSO ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York designated "reserved plot" on a certain map entitled "Map of Mahopac Falls Park, Inc., Section No. 2" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116D.

TM# 53.16-1-8, 9, 10 & 12

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc." filed in the Putnam County Clerk's Office

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on August 12, 1939 as Map No. 116E, bounded and described as follows:

BEGINNING at a point, being the intersection of the southwesterly side of Long Pond Road and the southeasterly side of Pleasant Road;

THENCE along Long Pond Road, South 60 degrees, 32' 30" East 75.78 feet to the westerly side of Lot 12 on said map;

THENCE along said Lot 12, south 24 degrees 44' 50" west 167.31 feet and South 50 degrees 04' East 42.00 feet to the westerly side of Lot 41 on said map;

THENCE along said Lot 41, south 38 degrees 20' 50" West 127.08 feet and South 50 degrees 22' 20" East 142.12 feet to Central Road;

THENCE along Central Road South 19 degrees 21' 30" West 145.43 feet to Pump House Site on said map;

THENCE along same North 50 degrees 26' 10" West 107.80 feet and South 39 degrees 33' 50" West 149.75 feet to the northerly line of Lot 36A on said map;

THENCE through Lot 38A, North 27 degrees 35' 40" West 124.11 feet and South 47 degrees 26' 40" West 20.00 feet to a point on the division line between Lots 38A and 37A;

THENCE through said lot 37A, North 52 degrees 39' 25" West 94.25 feet to Pleasant Road;

THENCE along Pleasant Road, North 47 degrees 26' 40" East 76.39 feet

North 36 degrees 12' 30" East 314.45 feet and North 29 degrees 03' 30" East 150.39 feet to the point or place of **BEGINNING**.

TM# 53.15-1-15

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lots No. 14 and 15 on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc." filed in the Putnam County Clerk's Office on August 12, 1939 as Map No. 116E.

Said premises being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southerly line of

Long Pond Road and the Westerly line of Pleasant Road;

RUNNING THENCE along said westerly line of Pleasant Road South 29 degrees 03 minutes 50 seconds West 148.56 feet to a point on the dividing line between lots 14 and 16 as shown on the aforesaid filed map;

RUNNING THENCE along same North 44 degrees 06 minutes 00 seconds West 10.36 feet to a point still on the dividing line between lots 14 and 16;

RUNNING THENCE along same and along the dividing line between Lots 15 and 16 North 80 degrees 42 minutes 40 seconds West 190.91 feet to a point on the easterly line of land now or formerly of Reiter;

RUNNING THENCE along same North 35 degrees 57 minutes 30 seconds East 183.56 feet and North 30 degrees 38 minutes 10 feet East 14.52 feet to a point on the lands now or formerly of Long Pond Road;

RUNNING THENCE along same the following courses and distance: South 63 degrees 55 minutes 10 seconds East 74.89 feet; South 70 degrees 02 minute 20 seconds East 61.46 feet; South 60 degrees 32 minutes 30 seconds East 31.65 feet to the point or place of **BEGINNING**.

TM# 53.16-1-II

ALL that certain plot, piece or parcel of land, on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" filed in the Office of the Putnam County Clerk on August 12, 1939 as Map No. 116E designated as pump-house site, and more particularly bounded and described as follows:

Beginning at a point in the westerly side of Central Road where the same is intersected by the Southerly side of lot 42 as shown on said map; running thence south along the westerly side of Central Road 59.34 feet to a point, running thence southwesterly along the westerly side of Central Road and of Rosemarie Lane 120 feet to the northerly line of lot 36A on said map; running thence northwesterly 52.38 feet to the east line of 38A on said map; running thence north 39 degrees 33 minutes 50 seconds east 149.75 feet to the south line of lot 42 on said map; running thence south 50 degrees 26 minutes 10 seconds east along the south line of said lot 42, 107.80 feet to the westerly side of Central Road at the point or place of beginning.

TM# 53.16-1-13

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,

situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lot No. 41 on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc. situate in the Town of Carmel, Putnam County New York dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939, as Map No. 116E.

TM# 53.16-1-42

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc. situate in the Town of Carmel, Putnam County New York dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939, as Map No. 116E and described more particularly as follows:

BEGINNING at a point marked by an iron pin on the westerly side of Wixon Pond Road, where said road intersects the southerly side of Hillside Drive;

running thence the following courses and distances along the westerly side of Wixon Pond Road:

South 05 degrees 54' 20" East 17.27 feet to a concrete monument; South 42 degrees 36' 00" East 234.80 feet to an iron pin at the southeasterly corner of Lot 8B;

running thence along the northerly side of Lot 8B, South 77 degrees 06' 40" West 195.91 feet to a point on the easterly side of Lot 71A.

running thence along the easterly side of Lot 71A North 21 degrees 42' 50" West 8.19 feet to an iron pin at the southeast corner of Lot 69;

running thence along the easterly side of Lot 69 the following courses and distances:

North 62 degrees 12' 00" West 52.81 feet to an iron pin; North 35 degrees 40' 30" West 198.52 feet to an iron pin at the southerly side of Hillside Drive;

running thence along the southerly side of Hillside Drive the following courses and distances:

South 82 degrees 02' 50" East 2.33 feet to a point; and North 78 degrees 11' 20" East 197.88 feet to the point or place of **BEGINNING**.

TM# 53.16-1-43**PARCEL I**

ALL that certain plot, piece or

parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lot No. 68 on a certain map entitled "Proposed Subdivision of Property Belonging to Towbin and Roth, Town of Carmel, Putnam County New York" dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in the County Clerk's Office on May 25, 1929 as Map No. 116A.

PARCEL II

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and designated as Lot No. 69 on a certain map entitled "Amended and Revised Map of Section No. 1 Mahopac Falls Park, Inc. situate in the Town of Carmel, Putnam County New York" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939, as Map No. 116E.

TM# 53.16-1-44

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939, as Map No. 116E designated as Lot No. 67.

TM# 53.16-1-45

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in Office of the County Clerk's of Putnam County on May 25, 1929 as Map No. 116A – the lot conveyed being lot number 66 on said map.

TM# 53.16-1-46**PARCEL I**

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map dated June 22, 1927 made by Walter K. Koch, Surveyor, and filed in Office of the County Clerk's of Putnam County on May 25, 1929 as Map No. 116A – the lot conveyed being lot number fifty-four (54) on said map.

PARCEL II

ALL that certain plot, piece or

parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1939, as Map No. 116E designated as Lot No. 65.

WHEREAS the expense of said improvements, pursuant to Town Law Section 202(2) shall be borne by local assessment upon the aforementioned lots and parcels of land especially benefitted by the improvements and the Town Board will establish a Road Improvement District to allocate the cost of said improvements among the benefitted properties; and

WHEREAS, subsequent to said improvements, it is proposed to accept said roads for dedication to the Town by the property owners;

IT IS HEREBY ORDERED that a Public Hearing be held on the 23rd day of September, 2014 at 7:30 PM at the Town Hall, 60 Mc Alpin Avenue, Mahopac, NY on the Petition For Formation Of Street Improvement District Pursuant to Town Highway Law Section 200 in regard to Long Pond Road Improvement District; and

BE IT FURTHER ORDERED that the Town Clerk shall cause a certified copy of this order to be published at least once in the official newspapers of the Town, the first publication to be not less than ten nor more than twenty days before the date of the aforementioned hearing, and shall cause a copy of this order to be posted on the sign board of the town maintained pursuant to Section 30 subdivision six of the Town Law of the State of New York, and

BE IT FURTHER ORDERED that the Town Engineer shall cause a copy of this order to be posted in at least five public places along the private roads referenced herein not less than ten nor more than twenty days before the date of the aforementioned hearing.

At said Public Hearing, all interested persons shall be heard on the subject thereof. The Town Board will make every effort to assure that the Public Hearing is accessible to persons with disabilities. Anyone requiring special assistance and/or reasonable accommodations should contact the Town Clerk.

*By Order of the Town Board
of the Town of Carmel
Ann Spofford, Town Clerk*

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Ann Spofford, Town Clerk summarized the Notice of Public Hearing. Copies of the Notice were made available to the public. With no one objecting to the Notice of Public Hearing as read, Supervisor Schmitt opened the Public Hearing for public comment at 7:40 p.m. Approximately one hundred and fifty (150) people were in attendance.

Supervisor Schmitt stated for the record that letters of support for the formation of the Long Pond Road Improvement District were received from Karen Peterfreund, Robert A. Peterfreund, Laura L. and Lawrence N. Rothenberg, David Kaplan and Barbara Rosenthal, and Justine Dinapoli who were unable to be present at the Public Hearing.

The attorney for the petitioners, Charles Banks stated that his clients circulated a petition and filed it in July representing over 67% of the total road frontage. He stated that the Town's legal counsel has vetted the petition and the property descriptions associated therewith. Mr. Banks stated that the district is desperately needed. The poor condition of the roads is adversely impacting the property values in the area.

Mr. Banks pointed out if the district is established, a separate Public Hearing will be held to consider the method of financing and that the board of directors of the Long Pond Association has taken no position with regard to the method of financing, whether it be per unit, by frontage or ad valorem as input from the community is requested. He concluded by urging the Town Board to consider the strong support for the district by the petitioners as well as the support from the NYCDEP, who own several parcels in the proposed district.

Jill Sanders-DeMott, president of the Long Pond Association provided additional letters of support for the proposed road improvement district to the Town Board. She then directed attention to a map of the community which delineated properties whose owners are in favor of the district. Ms. Sanders-DeMott stated that she has lived in her house since 1987. However, her family has been summer residents in the community since the late 1920's. She stated that the roads have been an issue since she purchased her home.

Ms. Sanders-DeMott stated that they are looking for the Town to partner with them to improve and maintain the roads because they are unable to do it themselves. In the past, the community worked together cohesively, though not anymore. She stated that there are property owners that do not contribute towards improvements and if left to themselves, the roads will become impassible and unsafe.

Supervisor Schmitt stated that the additional letters of support for the formation of the road improvement district presented by Ms. Sanders-DeMott are from Marian Leonard, Robert J. Leonard, Minoo A. Desio and Nancy Sue (Rosado).

Perin Schneider stated that she has been a summer resident of the community since the early 1960's and a year-round resident for 42 years. She told of when her mother's health was in jeopardy during a snowstorm years ago and she could not find someone to plow her road for an emergency service vehicle to gain access. Ms. Schneider commented that the roads need to be taken over so that they will be maintained to provide safe travel for everyone.

Bill Dandrea stated that he has lived on Hillside Road for 30 years and unlike Ms. Schneider, he has never had a mishap with the roads not being plowed. Mr. Dandrea stated that the roads have always been plowed by the Town in a timely manner, repaired and paved on occasion.

Mr. Dandrea stated his understanding that the petition was based on road frontage. He stated by his calculations, the majority of the people who live in the area are not in favor of the district. He noted that the letters of support received are from individuals who have already indicated their support of the district by signing the petition.

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Mr. Dandrea stated that he is not in favor of the proposed district. He reiterated his comment that a majority are not in favor and stated that of 54 families, 25 signed the petition and 29 did not. He commented that he owns an acre of property and his neighbor owns an acre of property. She however, has frontage on three roads. His house is assessed at twice the amount of hers yet she had more say with regard to the petition because she has three times the amount of frontage that he has. Mr. Dandrea commented that he does not want to be taxed on the value of his house, that he should be taxed on his frontage. He commented that there are people in the proposed district that own multiple parcels and are not residents.

Mr. Dandrea stated that it was never mentioned that there would be two meetings in connection with the matter and it was not presented in the petition that there are two methods or more of being taxed. He stated that there were individuals who signed the petition thinking that the taxes would be based upon the assessment of their house. Mr. Dandrea concluded that he has many other issues, however due to the imposed time constraints on the Public Hearing, he would take them up with his neighbors in person.

Kricket Dyckman commented that she has lived in the Long Pond community for 32 years and the Town had plowed, salted and sanded the roads until the Long Pond Association commenced their lawsuit against the Town. She stated that when the Town offered to resume if they were not held in harm, certain property owners were not advised of this, as she would have supported it. Ms. Dyckman stated that she was not a party to the lawsuit. Ms. Dyckman stated that she agreed with Mr. Dandrea's comments and that she is not in favor of the proposed road improvement district. Ms. Dyckman added that there were no signs posted on the roads in connection with tonight's Public Hearing.

Kathy Agostino stated that no signs were posted in connection with the Public Hearing. She stated that she did not understand why she was paying full assessment as any other road in the Town and now an extra \$2,100.00 annually for the next fifteen years to bring the roads up to code and dedicate them. She stated that she believed that she should have had a different rate at some point than the property owners on dedicated roads.

Marian Silber stated that she has lived in the Long Pond area her entire life. Her family has owned property there since 1925 and she has owned her own home since 1978. Ms. Silber stated that she disagreed with the previous two speakers. Ms. Silber stated that there are 64 members of the Long Pond Association in addition to owners of land which have not yet been developed. She stated that the Town has plowed for the last two years, since they had started this process. Prior to that, they had to pay personally to plow and repair the roads. It has been a burden to those who have participated and unfair because not all people have participated. She stated that although she is not here in the winter, her neighbors have the right to have their roads plowed and safe.

Kathy Dandrea of Hillside Road stated in connection with Ms. Silber's comment that while there are 64 members of the Long Pond Association, there are property owners on Wixon Pond Road who will not be included in the road improvement district and will not be assessed. She stated that she is not in favor of the district and estimates that her Town property taxes will double.

Bob O'Conner stated that he has lived on Highland Road for 29 years and that the roads were serviced until approximately 15 years ago when changes were made. Then about two years ago, services resumed. He stated that he is constantly pushing vehicles out of the snow and that the roads are unsafe. Mr. O'Conner commented that the assessment for funding the district should not be based on road frontage, but based upon the number of buildable parcel(s).

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Tom Beatty stated that he has lived on Hillside Drive for 34 years. He referenced the Notice of Public Hearing read earlier in the meeting by the Town Clerk, reiterated that there were no signs posted by the Engineering Department and stated that they may be underrepresented at this time because people may not have known about the meeting. Mr. Beatty commented that it was unfair that the petition required 50% of road frontage rather than 50% of the property owners. He inquired if the Town is moving forward with 100% reassessment for everyone.

Supervisor Schmitt explained that a town-wide real property revaluation is currently underway. He stated that all properties will be brought to 100% valuation from the present 62%.

Mr. Beatty inquired if that would result in a tax increase.

Councilman Schneider pointed out the project is revenue neutral for the Town. In theory, one-third of property owners will pay more, one-third will remain the same, and one-third will pay less.

Mr. Beatty expressed his concern that the estimates for the formation of the district would increase as a result of the revaluation. He commented that he did not think it was fair that the different methods for financing the district were not presented at the time the petition was circulated. He stated that he would prefer to see the assessment to the property owners based on road frontage.

Councilwoman McDonough clarified that the maximum amount proposed to be spent on the improvements is \$1.45 million.

Councilman Lupinacci called upon the Town Assessor to confirm that two identical houses, one situated on a Town owned and maintained road and one on a private road, would not have the same valuation.

Glenn Droese, Town Assessor explained that everything is driven by the market value of the property. If sales show that these properties are worth less, they will pay less in taxes.

Paul Mastropietro of Hillside Drive, commented that he is in favor of the establishment of the road improvement district. He stated that he has experienced problems in the past with regard to ambulances gaining access to his property.

Alan Obsatz stated that he has a summer residence on Pleasant Road that has two, with the possibility of three homes on it. He has been part of the community for over thirty years. He stated that he would support the decision of the majority of the families. Although personally, he further stated that he and his neighbor on Pleasant Road would not like to be part of the road improvement district and would be willing to take on any liabilities themselves.

Kathy Buchanan of Highland Road stated that she supports the petition. However, is not in favor of funding the improvements based on assessed value. She stated that she would support a method of funding that is equal for all.

Joanne DiDonato stated that she is in favor of the improvements. However, did not support funding them based on assessed value. It should be based per parcel.

Ellen Dulberger stated that she has lived on Clearview Road since 1982. She stated that she likes to walk throughout her community, however, finds it difficult due to the broken roads and impassible puddles during the rainy season. Ms. Dulberger stated that her husband purchased a plow for his truck just to plow her out so she could get to work. She stated that she adamantly supports the creation of the district and has worked diligently with regard to instituting the petition.

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Mort Cohen, Cross Drive North asked if the road improvement district is established and the roads are repaired, what will be done to enforce the speed limit in the community because even with the roads in the poor condition that they are in, drivers are speeding. He suggested the installation of speed bumps.

Supervisor Schmitt stated that when and if the road improvements are made, traffic control devices will be installed and the Town of Carmel Police Department will be enforcing the traffic laws, although generally speed bumps or speed humps are not utilized in the Town.

Kay Bergin of Hillside Road commented that although she is on a fixed income, she supports the formation of the road improvement district. She commented that the roads in the area have degraded over the years. Ingress and egress to the community need to be improved.

Paul Dulberger stated that he lives on Clearview Road and also has property on Pleasant Road. He commented that he is in support of the petition and would like to see the roads brought to a safe and usable condition.

Supervisor Schmitt thanked the members of the public for their comments. He stated that a decision with regard to the formation of the district will not be made by the Town Board tonight. An additional Public Hearing will be scheduled with respect to borrowing funds for the road improvements. He pointed out that the homeowners in the district will be obligated to pay for the improvements. Supervisor Schmitt stated that every effort will be made to notify residents of future discussions in regard to the matter via the Town of Carmel's website.

Gregory Folchetti, Legal Counsel explained that the Town Board can leave the Public Hearing open for a period of time to allow for additional written comments or if they wish, close it at this time. Once the Public Hearing is closed, the Town Board must make a SEQR determination, consider an order establishing the district and then may consider authorizing the borrowing. The borrowing cannot be authorized until the district is formally formed. He suggested that if there is an issue with the signs, the Public Hearing can be kept open to allow for signs to be reposted.

Supervisor Schmitt inquired when the Town Board could consider the formation of the district.

Mr. Folchetti indicated that it would not be a long process in terms of time, a week or two after closing the Public Hearing.

Supervisor Schmitt polled the Town Board to determine whether to close the Public Hearing at this time, or continue it to a later date.

Councilwoman McDonough suggested if the signs were not posted, the Public Hearing should remain open to allow time for the Engineering Department to post signs.

Councilman Lupinacci agreed with Councilwoman McDonough.

With no one else present wishing to be heard on the subject of the Public Hearing, Supervisor Schmitt offered a motion to continue the Public Hearing until October 8, 2014 for those who have not commented to provide comments with respect to the creation of the Long Pond Road Improvement District. The motion was seconded by Councilman Lupinacci. A roll call vote followed with all members of the Town Board voting in the affirmative.

Supervisor Schmitt indicated that the Engineering Department will be posting signs in connection with the continuation of the Public Hearing throughout the neighborhood.

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Councilman Lupinacci pointed out that by continuing the Public Hearing because the signs were not correctly posted, the Town Board is setting a positive example for the Zoning Board of Appeals and the Planning Board.

ADJOURNMENT

All agenda items having been addressed, the Special Meeting was adjourned at 8:24 p.m. to the scheduled Work Session.

Respectfully submitted,

Ann Spofford, Town Clerk