## 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 23<sup>rd</sup> 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

of the frontage fronting or abutting upon either side of the roads and total asphaltic concrete top set forth herein, private roads in the Town of Carmel which are used improvements; and for access to the premises of said owners, have petitioned the Town Board of the Town of Carmel to improve said streets by construc- LION FOUR HUNDRED FIFTY roads and other necessary im-LARS; and provements; and

has prepared a report which calls Tax Map Number and the descripfor the improvements to be made tion of said parcels is as follows: 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 WHEREAS, pursuant to Town contemplated and considered to Law Section 200, the owners of the referenced private road shall inches) of Item 4 depth installed; depth including top course to be 5" (five inches); and minor drainage

WHEREAS the maximum amount proposed to be spent for said improvements is ONE MILtion and paving of such private THOUSAND AND NO/HUN-

WHEREAS the area benefitted WHEREAS the Town Engineer as stated in the petition consists of the following parcels identified by

TM#53.16-1-39

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

# (Cont.)

## LEGALS FROM PAGE 35

situate, lying and being in the lo- 47 on said map; cated along Mahopac Falls-Long Pond Road, in the Township of Cannel, County of Putnam and said division line South 58 degrees of the County of Putnam August State of New York, being part of 53' 30" East 199.20 feet to Lot 49 12, 1939 as Map No. 116E, more the same premises conveyed by on said Map: Mahopac Falls Park. Inc. to Louis Roth and Jane C Roth his wife by deed dated 9-28-29 and recorded and Lot 57 South 19 degrees 02' 10-10-29 in the Office of the Clerk 50" West 89.86 feet to Lot 45A on formed by the intersection of the 88A on said map. of Putnam County in Book No. 153 page 281 of conveyances, and bounded and described as follows:

BEGINNING at a point on the 223.98 feet to Central Road; southerly side of the said Mahopac Falls-Long Pond Road where the boundary line between the property herein conveyed and the East 90 feet to the point or place of property formerly owned by Mor- the BEGINNING. ris Parker and conveyed by him to Oscar Benson intersects said TM#53.16-1-14 southerly side of the said Mahopac Falls-Long Pond Road;

said boundary line South 0 degrees of Carmel, County of Putnam and 58' 05" East 158 10 feet to a point: State of New York known and

THENCE RUNNING along map entitled "Mahopac Falls Park" the southerly boundary of the plot dated June 22, 1927, made by Walherein conveyed the following courses and distances:

221 35 feet

North 74 degrees 33' 40" West as follows: 92.59 feet:

51.05 feet; and

25.06 feet to a point in the east- Lots 13 and 12 of said map, erly 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 minutes 00 seconds West 198 feet. following courses and distances:

SOUTH 60 degrees 11' 30" East 1.84 feet.

30.18 feet;

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

183.37 feet to the point and place York. of BEGINNING.

### TM #53 16.1.16

or parcel of land, with the builderected, situate, lying and being known and designated as Lot No. 46 on a proposed Subdivision of Property belonging to Tobin and Roth, dated June 22, 1927, made No. 116-A.

BEGINNING at a point on the map entitled "Amended and Re-

RUNNING thence along the RUNNING thence along same

said man

RUNNING thence along the Road; same North 59 degrees 23' West

RUNNING thence along the same North 34 degrees 55° 30"

ALL that certain plot, piece or 15.04 feet, parcel of land, with the buildings and improvements thereon erected. RUNNING THENCE along the situate, lying and being in the Town designated as Lots 11 and 12 on said filed Map No. 116D; ter K. Koch, Surveyor and filed in the office of the Clerk of Putnam North 79 degrees 35' 10" West County on May 25, 1929 as Map 148.24 feet to a point; No. 116-A, bounded and described

North 72 degrees 24' 50" West BEGINNING on the southerly viding line between Lot No. 174 on State of New York, known and desside of Long Pond Road, said point Filed Map No. 116D and Lot No. North 60 degrees 11' 30" West being the division line between 58 on said Filed Map No. 116E;

> RUNNING THENCE North 24 tances: 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 said Filed Map 116E;

minutes 10 seconds West 127.94 South 72 degrees 24' 50" East feet to the point or place of BE- Hillside Drive; GINNING

South 79 degrees 35' 10" East Long Pond Road, Mahopac, New of Hillside Drive, 167.00 feet to the

### TM#53.16-1-5

ALL that certain plot, piece or ALL that certain plot, piece parcel of land, with the buildings parcel of land, with the buildings place of beginning. and improvements thereon erectings and improvements thereon ed, situate, lying and being in the situate, lying and being in the Town TM #53.16-1-15 Town of Carmel County of Put- of Carmel County of Putnam and in the Town of Carmel, County of nam and State of New York, and State of New York, known and des- parcel of land, with the buildings tion No. 1" dated August 8, 1939 Putnam and State of New York, designated as Lot Nos. 175-174 as ignated as Lot Nos. 171, 170, 169, shown on a certain map entitled "Map of Mahopac Falls, Inc. Sec- half of Lot No. 165 as shown on a tion No. 2" mapped and surveyed certain map entitled "Map of Maby Walter Koch, Mahopac, NY hopac Falls Park, Inc." Section No. by Walter Koch, Surveyor and filed dated May 1937 and filed in the of- 2 Mapped and surveyed by Walter in the office of the Clerk of Putnam fice of the County Clerk, County of Koch, Mahopac, NY dated May filed 5/25/1929 in the Office of the BEGINNING at a point marked County on May 25, 1929 as Map Putnam on July 3, 1937, known as 1937 as Map No. 116D. Map Number 116D and Lots No. 59A and 60A as shown on a certain TM#53.16-1-26

easterly side of Central Road at the vised Map of Mahopac Falls Park, parcel of land, with the buildings private roadways as shown on and improvements thereon erected, dividing line between Lots 46 and Inc. Section 1" mapped and surveyed by Burgess & Hicks, Flushing, New York dated August 1939

as follows:

southerly side of Hillside Drive and the westerly side of Clearview TM#53.16-1-27

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,

193.53 feet;

THENCE North 31 degrees 08' TM# 53.16-1-28

THENCE North 59 degrees 32'

33.44 feet.

South 63 degrees 14' 20" East 15.41 feet to the dividing line be-

THENCE North 49 degrees 31 00" East along said dividing line, 189.71 feet to the southerly side of

THENCE South 65 degrees 22' Said premises known as 604 50" East along the southerly side point or place of BEGINNING.

### TM#53.20-1-37

and improvements thereon erected, 168, 167, 166 and the westerly

situate, lying and being in the Town est public highway. of Carmel, County of Putnam and and filed in the Office of the Clerk State of New York, shown on a cer- TM #53.16-1-24 tain map dated June 22, 1927 made particularly bounded and described filed in the Office of the County and improvements thereon erected.

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 cer- parcel of land, with the buildings 25, 1929 as Map No. 116a, the lot certain map entitled "Map of Ma-South 66 degrees 38' 00" West, conveyed hereby being Lot No. 85 on said map; together with and 112.36 feet to the dividing line be- reservations rules and regulations restrictions of record pertaining to 89A and 90A. the said premises.

parcel of land, with the buildings ignated as Lot No. 84 on a certain line, the following courses and dis- 1939, made by Burgess and Hicks, Surveyors and filed in the Putnam County Clerk's Office on August South 75 degrees 44' 04" East, 12, 1939 as Map No. 116E, bounded and described as follows:

tween Lots Nos. 58 and 59A on easterly side of Birch Lane at the Town of Carmel, Putnam County division line between Lots 84 and 85 on said map; running thence Mahopac Falls Park, Inc. Section THENCE North 26 degrees 14' along said division line N 59 de- No. 1", dated August 8, 1939 and grees 33' 10" East 242.14 feet to filed in the Office of the Clerk of Lot 3 on said map; running thence Putnam County on August 12, along same and Lot 4, south 12 de- 1939 as Map No. 116E, designated grees 53' 00" East 148.91 feet and as Lot No. 63 on said map. South 8 degrees 51' 10" East 1.09 feet to Lot 83 on said map; running TM#53.16-1-47 thence along the same south 72 degrees 50' 50" West 189.99 feet to parcel of land, with the buildings Birch Lane; running thence along and improvements thereon erectthe same, North 37 degrees 16' 50" ALL that certain plot, piece or West 100.01 feet to the point and Town of Carmel, County of Put-

and improvements thereon erected and filed in the Putnam County ed as Lot No. 47 on a certain map described as follows: made by Walter K. Koch, Surveyor No. 116-A

TOGETHER with rights of in-

ALL that certain plot, piece or gress and egress over the various and improvements thereon erected, Filed Map NO. 116-A to the near-

ALL that certain plot, piece or by Walter K. Koch, Surveyor, and parcel of land, with the buildings Clerk of Putnam County on the situate lying and being in the Town 25th day of March 1929 as Map of Carmel County of Putnam and BEGINNING at the corner 116-E, the lots being 86, 87 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 ALL that certain plot, piece or 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 tain map dated June 22, 1927 made and improvements thereon erected, by Walter K. Koch, Surveyor, and situate, lying and being in the Town filed in the Office of the County of Carmel, County of Putnam and Clerk of Putnam County on May State of New York shown on a hopac Falls Park, Inc. Section No. 1" dated August 8, 1939 and filed South 59 degrees 25' 00" West, subject to all covenants, easements, in the office of the Clerk of Putnam County on August 12, 1939 as Map tween Lots Nos. 175 and 176 on of the Long Pond Association, and No. 116-E designated as Lots No

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

ALL that certain plot, piece or 10" West along said dividing line, ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, and improvements thereon erected, situate, lying and being in the Town situate, lying and being in the Town of Carmel, Putnam County shown 40" East to a stone wall on the di- of Carmel, County of Putnam and on a certain map entitled "Map of Mahopac Falls Park, Inc. Section No. 2", dated May 29, 1937 and map entitled "Mahopac Falls Park, filed in the Office of the Clerk of THENCE along said dividing Inc., Section I" dated August 8, 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 erect-BEGINNING at a point on the ed, situate, lying and being in the on a certain map entitled "Map of

ALL that certain plot, piece or ed, situate, lying and being in the nam and State of New York shown and designated as Lot Nos. 64 and 76 on a certain map entitled "Map ALL that certain plot, piece or of Mahopac Falls Park, Inc. Secsituate, lying and being in the Town Clerk's office on August 12, 1939 of Carmel, County of Putnam and as Map No. 116E which said lots State of New York, being designat- are more particularly bounded and

Putnam County Clerk as Filed Map by a pin set in the southerly side of

# (Cont.)

## LEGALS FROM PAGE 36

Running thence along the westerly line of Lot 65 South 35 degrees 33' 20" East 96.04 feet to a line North 39 degrees 18' 20" East point marked by a cross;

Continuing thence along the land now or formerly of Reiter; 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 64 degrees 44' 30" west 48.72 feet said map; Lot 75

Thence along the westerly line of Lot 75 South 10 degrees 46' 10" TM # 53.15-1-21 East 193.94 feet to the northerly side of Highland Road;

of Highland Road and continuing of Carmel, County of Putnam and along the easterly side of Cross Drive the following courses and distances

82.90 feet to a point marked by a Falls Park, Inc., filed August 12, PK nail

Thence North 51 degrees 17' 30" 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" by a pin;

Thence North 40 degrees 16' 50" West 234.10 feet to the point of intersection of the said easterly side 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 BEGIN-NING

### TM#53.15-1-20

situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown and des- division line South 38 degrees 44' a certain map entitled "Amended easterly side of Hillside Drive; and Revised Map of Section No. 1, Mahopac Falls Park, Inc., Town of Carmel, Putnam County, New York", dated August 8, 1939 made ing two (2) courses and distances; 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 West 10.53 feet to the point or edly of Raitano, North 36 degrees as follows

BEGINNING at the corner formed by the intersection of the 53.15-1-22 easterly side of Hillside Drive with the southerly side of Hill Street and parcel of land, with the buildings

described:

THENCE along said division 194.78 feet to the division line be- as follows: tween Lot Nos. 24A and 25 and

THENCE along said division line North 47 degrees 03' 50" West and 22 on said map; 219.26 feet to the southerly side of

Hill Street: to the point or place of BEGIN-NING

ALL that certain plot, piece or Reiter; parcel of land, with the buildings and improvements thereon erected, Thence along the northerly side situate, lying and being in the Town State of New York known and designated as Lots No. 23 and 24B on map entitled "Amended and Re-North 88 degrees 6' 30" West vised Map of Section 1 Mahopac 1939 as Map No. 116E, which said Thence North 51 degrees 17' 30" lots when taken together are more West 32.02 feet to a point marked particularly bounded and described as follows:

BEGINNING at a point on the northeasterly side of Hillside Drive West 72.75 feet to a point marked the division line between Lots 24A nam and State of New York shown feet, and 24B as shown on said map:

division line North 39 degrees 18' of Cross Drive with the southerly 20" East 194.78 feet to lands now or formerly of Reiter;

> thence along said last mentioned bounded and described as follows: distance of 20.00 feet; lands the following two (2) courses and distances

East 40.17 feet and

2. South 57 degrees 18' 10"

thence along said last mentioned

ignated as Lot Nos. 24A and 25 on 00" West 199.87 feet to the north-

side of Hillside Drive the follow-

1. North 52 degrees 47' 10" found; West 101.53 feet and 2. North 32 degrees 29' 40"

place of beginning.

ALL that certain plot, piece or

degrees 44' 30" East 194.76 feet Town of Carmel, County of Put- wall, South 51 degrees 27 minutes TM# 53.15-1-27; 53.15-1-28; 53.15-1and South 32 degrees 29' 40" East nam and State of New York shown 00 seconds East a distance of 52.61 29 53.15-1-30 AND 53.15-1-33 Hillside Drive where same is inter- 102.32 feet to the division line be- and designated as Plot No. 22 on feet to an iron marker found; sected by the division line between Lots 64 and 65 on said map; tween Lot Nos. 24A and 24B as a certain map entitled "Amended shown on the map herein above and Revised Map of Section No. 1 Mahopac Falls Park, Inc.," filed edly of Nelson, South 54 degrees parcel of land, with the buildings Clerk on August 12, 1939 as Map tance of 182.60 feet to the north- ed, situate, lying and being in the No. 116-E, bounded and described westerly side of Pleasant Road;

northerly side of Hillside Drive at 47 degrees 26 minutes 40 seconds

RUNNING thence along Hill- 53.15-1-26 side Drive, North 52 degrees 47' THENCE ALONG same South 10" West 103.77 feet to Lot 23 on parcel of land, with the buildings more particularly bounded and de-

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 on a certain map entitled "Map of Mahopac Falls Park, Inc. Secthence along said last mentioned tion 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

BEGINNING at the intersection South 47 degrees 03' 50" Drive with the northwesterly side distance of 124.11 feet, of Pleasant Road;

side Drive

(1)North 56 degrees 19 min-96 74 feet.

thence along said northeasterly 100.23 feet to an iron oin found, side of Hillside Drive: said pin being South 52 degrees 47 minutes 10 seconds East a distance

> THENCE along the lands reput-feet; 14 minutes 10 seconds East a disfound:

THENCE along the land reputrunning thence along the easterly and improvements thereon erect- edly of Spordone and following BEGINNING. side of Hillside Drive, South 7 ed, situate, lying and being in the the general line of an old stone

THENCE along the lands reputin the office of the Putnam County 16 minutes 00 seconds East a dis- and improvements thereon erect-

and improvements thereon erected, scribed as follows: situate, lying and being in the Town RUNNING thence along same of Carmel, County of Putnam and North 38 degrees 44' East 199.87 State of New York and known and feet to lands now or formerly of designated as Lot No. 36A and formed by the intersection of the parts of Lots Nos. 37A and 38A on southwesterly side of Hillside a certain map entitled "Map of Ma- drive with the northwesterly side RUNNING thence along the hopac Falls Park, Inc. Section No. of Pleasant Road as shown on same South 51 degrees 27' East 1" dated August 8, 1939 as Map said map; Running thence along 95.13 feet to said first mentioned No. 116E and which said lot and the northwesterly side of Pleasant parts of lots, when taken together Road South 51 degrees 25' 30" as one parcel, are more particularly bounded and described as follows:

> BEGINNING at a point of intererly side of Hillside Drive;

of North 47 degrees 26" 40" east and along the southeasterly side of East 209.03 feet to the southwestwhere the same is intersected by Town of Carmel, County of Put- Pleasant Road a distance of 215.50 erly side of Hillside Drive; thence

> of South 52 degrees 39' 25" east a the point or place of BEGINNING. distance of 94.25 feet;

RUNNING thence on a course ALL those certain plots, pieces

RUNNING thence on a course York, shown and designated as of the northeasterly side of Hillside of South 27 degrees 35' 40" east a Lots 32, 33A 34A on a certain map

THENCE from said point or RUNNING thence on a course Park, Inc. " Town of Carmel, Put-ALL that certain plot, piece or East 69.85 feet to the division line place of beginning the following of South 36 degrees 49' 30" east a nam County, New York and filed in parcel of land, with the buildings between lots 23 and 22 as shown two (2) courses and distances along distance of 52.38 feet to the north-and improvements thereon erected, on said map; two (2) courses and distances along distance of 52.38 feet to the north-

> utes 20 seconds West a distance of of south 70 degrees 30' 10" west and along the northwesterly side Falls Park, Inc. Section 2° Town (2) North 53 degrees 27 min- of Rosemanie Lane a distance of of Carmel, Putnam County, New utes 50 seconds West a distance of 172.12 feet to the northeasterly York and filed in the Office of the

of 102.89 feet from an iron marker of north 66 degrees 15' 00" west parcel are bounded and described and along the northeasterly side of as follows: Hillside Drive a distance of 45.66

tance of 197.61 feet to an iron pin north 56 degrees 19" 30" west and Drive with the southeasterly side continuing along the northeasterly side of Hillside Drive a distance of along the southwesterly side of 160.19 feet to the point or place of Hillside Drive South 56□ 19' 30"

### PARCEL I-

ALL that certain plot, piece or Town of Carmel, County of Putnam and State of New York shown THENCE along the northwester- and designated as Lot No. 31 on BEGINNING at a point on the ly side of said Pleasant Road South a certain map entitled "Amended and Revised Map of Section 1, the division line between Lots 21 West a distance of 197.05 feet to Mahopac Falls Park, Inc. " Town the point or place of BEGINNING. of Carmel, Putnam County, New York and filed in the Office of the Clerk of Putnam County on August ALL that certain plot, piece or 12, 1939 as Map No. 116E, and

> BEGINNING at the corner west, 227.40 feet to the division line between premises being described and land now or formerly of Koch; thence along said division section of the southeasterly side of line North 48 degrees 13' 10" West Pleasant Road and the northeast- and along the center line of a stone wall 100.00 feet to the division line between Lots Nos. 30 and 31 on RUNNING thence on a course said map; thence along said division line North 46 degrees 07' 30" along same South 53 degrees 27 50 East 32.79 feet and South 56 RUNNING thence on a course degrees 19° 30" East 90.52 feet to

### PARCEL 2:

as lots No. 20 and 21, being further of North 47 degrees 26' 40" east a or parcels of land, situate, lying and being in the Town of Carmel. County of Putnam and State of New entitled "Amended and Revised Map of Section 1, Mahopac Falls the Office of the Clerk of Putnam County on August 12, 1939 as Map No. 116E together with a portion RUNNING thence on a course of the "Reserved Plot" as shown on a certain map entitled "Mahopac Clerk of Putnam County on July 3. 1937 as Map No. 116D, which said RUNNING thence on a course parcels when taken together as one

> BEGINNING at the corner formed by the intersection of the RUNNING thence on a course of southwesterly side of Hillside of Pleasant Road, running thence

# (Cont.)

## **LEGALS** FROM PAGE 37

00" East 138.55 feet to the North- 29' 40" East 40.15 feet and South thence along same, South 44 39' 30" West 174.26 feet to the division line between premises being degrees 01' 30" West 192.15 feet Road; described and land now or former- to lands now or formerly of Kochlv of O'Mara; thence along said division line and along the center line of a stone wall the following cours- same and a stone wall North 48 de- 197.26 feet to a point on the south- Subdivision of Property belonging es and distances: North 74 degrees grees 50' 40" West 127.00 feet to erly side of Hillside Drive; 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' same North 48 degrees 34' East degrees 22' 50'' East 100.00 feet to filed in the Putnam County Clerk's 10" west 89.41 feet, and North 37 198.14 feet to the point or place of the point of place of BEGINNING. Office on May 25, 1929 as Map degrees 03' 50" West 181.44 feet BEGINNING. to the division line between premises being described and land now TM 53.15-1-36 or formerly of Koch; thence along 27' 20" East 26:43 Feet, and North ings and improvements thereon situate, lying and being in the Town to the southeasterly side of Pleas- in the Town of Carmel, County of State of New York, designated as ant Road; thence along same North Putnam and State of New York. Lot No. 58 on a Proposed Subdivithe point or place of BEGINNING. 26 and 27 on map entitled "Map of bin and Roth, dated June 22, 1927,

### TM 53.15-1-34

and improvements thereon erected, Map No. 116-E. situate, lying and being in the Town of Carmel, County of Putnam and TM 53.16-1-2 State of New York, known and designated as plots numbered 29a parcel of land, with the buildings and 30 on a certain map entitled "Amended and Revised Map of situate, lying and being in the Town southerly side of Hillside Drive and Section 1, Mahopac Falls Park, of Carmel, County of Putnam and the easterly side of Central Road; Inc. " filed in the Putnam County State of New York, shown on a cer-Clerk's Office as Map No. 116-E.

### TM 53 15-1-35

parcel of land, with the buildings day of May 1929 as Map No. 116- 22' 50" East 24.79 feet, and improvements thereon erected, a, the lot conveyed herein being situate lying and being in the Town Lot Number 62 on said map. of Carmel, County of Putnam and State of New York, as shown on a TM 53.16-1-3 certain map dated June 22, 1927 made by Walter K. Koch, Survey- parcel of land, with the buildings ors, and filed in the Office of the and improvements thereon erected, degrees 51° 10" West 110.00 feet, parcel of land, with the buildings 1929 as Map No. 116-A. County Clerk of Putnam County on situate, lying and being in the Town the 25th day of May, 1929 as Map of Cannel, County of Putnam and East 165.37 feet to the point of BE- ed, situate, lying and being in the TM 53,16-1-21 No. 116-A the lot conveyed herein State of New York, shown and desbeing lot No. 28 on said map. Also ignated as Lot No. 61 on a certain that part of plot number 29 on Map map entitled "Proposed Subdivi- TM 53.16-1-17 116-A of Mahopac Falls Park, Inc. sion of Property Belonging to Towdescribed as follows:

end of plot Numbered 28 easterly ing more particularly bounded and New York, known as Plot Nos. 44 York" made by Roy A. Burgess State of New York shown on a ceralong Hillside Drive 2 feet

THENCE parallel to the easterly side of Plot Numbered 28 south- southerly side of Hillside Drive File No. 116A. erly 194 feet more or less to a stone said point being the intersection wall-

THENCE westerly 20 feet to the boundary of Plot No. 28 and northerly along said boundary to the boundary South 24 degrees 38'00" and designated as Lot Nos. 44A point and place of beginning. Said West 199.04 feet to a point on the and 45A as shown on a map of enpremises also described as follows: boundary with lands now or for- titled "Amended and Revised Map the northerly side of HILLSIDE and improvements thereon erected,

BEGINNING at a point on the Section 2; southerly side of Hillside Drive at the division line between Lots 27 and 28 on said map;

said first mentioned division line;

tain map dated June 22, 1927 made

ALL that certain plot, piece or described as follows:

with the boundary of Lot 61 and 62 on the above mentioned map:

scribed premises with the northerly County Clerk as Map No. 116E. RUNNING THENCE along boundary of lands now or formerly East 169.42 feet and South 66 □ 15' Hillside Drive South 32 degrees Mahopac Falls Park, Inc., Section TM 53.16-1-18 2, North 71 degrees 25' 50° West westerly side of Central Road, 52 degrees 47'10" East 79.89 feet; 14.08 feet and North 63 degrees parcel of land, with the buildings 196.03 feet to the boundary line 14' 20" West 87.50 feet to a point and improvements thereon erect- between LOT 50 and LOT 56 as

RUNNING THENCE along the erly side of Hillside Drive South 65

### TM 53.16-1-6

ALL that certain plot, piece or ALL that certain plot, piece parcel of land, with the buildings said division line, North 44 degrees or parcel of land, with the build- and improvements thereon erected, northerly side of Hillside Drive (filed map) to the northerly side of 72 degrees 05' 20" East 2.27 feet erected, situate, lying and being of Carmel, County of Putnam and 51 degrees 25' 30" East 232.36 to known and designated as Lots Nos. sion of Property belonging to To-Mahopac Falls, Inc. Section NO. made by Walter Koch surveyor and 1" dated August 8, 1939 and filed in the office of the Clerk of Lot No. 57; ALL that certain plot, piece or in the Office of the Clerk of Put- Putnam County on May 25, 1929 parcel of land, with the buildings nam County on August 12, 1939 as as Map No. 116A, bounded and described as follows:

> ALL that certain plot, piece or southerly side of Hillside Drive 46.44 feet to the northerly line of 36.29 feet to the point or place of distant 55.38 feet east of the corner Lot No. 57; and improvements thereon erected, formed by the intersection of the

by Walter K. Koch, Surveyor, and of Hillside Drive the following two filed in the Office of the Clerk of courses: South 66 degrees 15' East

> West 189.71 feet; thence North 63 BEGINNING. degrees 14° 20" West 15.41 feet, thence North 75 degrees 44' 10" West 33.44 feet; thence North 44 thence North 44 degrees 39' 30" GINNING.

ALL that certain plot, piece or parcel of land, situate, lying and be-Running thence along said of Putnam and State of New York, follows: Running thence along the south-York dated August 8, 1939 and shown on said map; erly boundary of the herein de-filed in the Office of the Putnam

ALL that certain plot, piece or RUNNING THENCE South 41 on the easterly side of Clearview ed, situate, lying and being in the shown on said map, Town of Carmel, County of Putnam and State of New York, being Running thence along same known as Lot no. 57 as shown on mentioned boundary line, RUNNING THENCE along the North 25 degrees 3' 10" East a certain map entitled "Proposed to Towbin and Roth, situate in the 89.70 feet (per survey) 89.71 (filed Town of Carmel, Putnam County, map) to the boundary line between Running thence along the south- N.Y." made by Walter W. Koch, LOT 55 and LOT 56 as shown on Surveyor, dated June 22, 1927 and said map; No. 116-A, said premises being mentioned boundary line, bounded and described as follows:

> which point is the division line be- HILLSIDE DRIVE; tween Lot No. 56 and 57:

northerly side of Hillside Drive DRIVE, the following courses and North 65 degrees 22 ' 50" West distances: 125 00 feet to the westerly line of

THENCE RUNNING along the westerly line of Lot No. 57 North 39 degrees 51' 30" East 149.69 feet map) BEGINNING at a point on the and North 19 degrees 02' 50" East

THENCE RUNNING along the TM 53.16-1-20 northerly line of Lot No. 57, South 68 degrees 49' 10" East 89.71 feet parcel of land, with the buildings Thence along the southerly side to the easterly line of Lot No. 57;

ALL that certain plot, piece or the County of Putnam on the 25th 75.21 feet and South 65 degrees easterly line of Lot No. 57, South State of New York being known 24 degrees 26' 20" West 196.03 and designated as Lots No. 51 and feet to the northerly side of Hill- 52 on a certain map entitled "Pro-Thence South 26 degrees 14' side Drive and the point or place of posed Subdivision of Property Be-

### TM 53.16-1-19

and improvements thereon erect-Town of Carmel, County of Putnam and State of New York, shown PARCELI and designated as Lot No. 56 on ALL that certain plot, piece or a certain map entitled, "Amended parcel of land, with the buildings bin and Roth" filed in the Putnam parcel of land, situate, lying and and Revised Map of Section No. and improvements thereon erected, County Clerk's Office on May 5, being in the Town of Carmel, 1 Mahopac Falls Park, Inc. Town situate, lying and being in the Town BEGINNING with the easterly 1929 as Filed Map No. 116A, be- County of Putnam and State of of Carmel, Putnam County New of Carmel, County of Putnam and and 45 on a map of lands of Ma- and Alfred J. Hicks, Surveyors, tain map dated June 22, 1927 made hopac Falls Park, filed in the Put- dated August 8, 1939 and filed in by Walker K. Koch, Surveyor and BEGINNING at a point on the nam County Clerk's Office under the Office of the Clerk of Putnam filed in the Office of the County County on August 12, 1939 as Map Clerk of Putnam County on the No 116-E

ing in the Town of Carmel County ticularly bounded and described as

merly Mahopac Falls Park, Inc. of Section No. 1, Mahopac Falls DRIVE where the same is inter-situate, lying and being in the Town Park, Inc.", situate in the Town sected by the boundary line be- of Carmel, County of Putnam and of Carmel, Putnam County, New tween LOT 56 and LOT 57 as State of New York as shown on a

RUNNING thence along the last mentioned boundary line

North 24 degrees 26' 20" East

RUNNING thence along the last

South 66 degrees 49' 10" East

RUNNING thence along the last

South 15 degrees 16' 10" West BEGINNING at a point on the 201.40 feet (per survey) 201.41

RUNNING thence along the RUNNING THENCE along the northerly side of HILLSIDE

> South 79 degrees 23' 10" West 12.48 feet:

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

North 65 degrees 22' 50" West BEGINNING

ALL that certain plot, piece or and improvements thereon erected, situate, lying and being in the Town THENCE RUNNING along the of Carmel, County of Putnam and longing to Towhin and Roth" made by Walter K. Koch, L.S. dated June 22, 1927 and filed in the Putnam ALL that certain plot, piece or County Clerk's Office on May 25,

ALL that certain plot, piece or 25th day of May 1929 as Man No. 116-A, the Lot conveyed being Lot Said premises being more par- number fifty-four (54) on said map

## PARCEL II

ALL that certain plot, piece or BEGINNING at a point on parcel of land, with the buildings

# (Cont.)

## LEGALS FROM PAGE 38

FALLS PARK, INC.," Section No. point; 1 dated August 8, 1939 and filed in the Office of the Clerk of Putnam County on August 12, 1929 as Map 20" East 105.95 feet to the point 71) on a certain map entitled "Pro-No. 116E designated as Lot 65.

## TM 53 16-1-22

ALL that certain plot, piece or parcel of land, with the build- parcel of land, with the buildings ings and improvements thereon erected, situate, lying and being ed, situate, lying and being in the in the Town of Carmel, County Town of Carmel, County of Putof Putnam and State of New York nam and State of New York shown shown and designated as Plot No. on a certain map entitled "Map 53 on a certain map entitled "Map of Mahopac Falls Park, Inc., Secof Lots of Mahopac Falls Park", tion No. 1" dated August 8, 1939 Town of Carmel, Putnam County, and filed in the Office of the Clerk New York and filed in the Putnam of Putnam County on August 12, County Clerk's Office on May 25 1939 as Map No. 116E, designated ,1929 as Map No. 116-A.

### TM 53.16-1-29

parcel of land, with the buildings parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the situate, lying and being in the Town Town of Carmel, County of Put- of Carmel, County of Putnam and nam and State of New York being State of New York as Lot Number known and designated as Lot No. 73 and part of Lot Number 74 on 83 as shown on a certain map en- a certain map dated June 22, 1927, titled "Amended and Revised Map made by Walter K. Koch, Surof Section I, Mahopac Falls Park, veyor, and filed in the Office of the Inc " filed in the Putnam County Clerk's Office on August 12, 1939 25, 1929 as Map No. 116A being as Map No. 116A.

### TM 53.16-1-30

parcel of land, with the buildings where same is intersected by the and improvements thereon erected, division line between Lots 72 and situate, lying and being in the Town 73 on the aforesaid map; of Carmel. County of Putnam and State of New York shown and designated as Lot No. 5 on a certain northerly side of Highland Road northerly side of Highland Road or parcel of land, with the buildmap entitled "Map of Mahopac North 68 degrees 19' 10" West North 72 degrees 48' 40" West Park", dated June 22, 1927 made 100.00 feet to a point at the divi- 6.29 feet and North 71 degrees 07' field in the Office of the Clerk of as shown on the aforesaid map and place of BEGINNING. Putnam County on May 25, 1929 thence continuing North 68 degrees as Map No. 116-A being more par- 19' 10" West 9.00 feet to a point; ticularly bounded and described as follows

the west side of Wixon Pond Road the division line between Lots 74 Intersects the North side of Hillside and 67 as shown on the aforesaid Drive, and:

RUNNING THENCE from said along the north side of Hillside 20.00 feet to a point along the divi-Drive South 78 degrees 11' 20" West 195.54 feet to a pin;

Drive and running North 08 de- 68 South 68 degrees 18' 10" East grees 51' 10" West 97.50 feet to 125.00 feet to a point along the di- PARCELI a point in the south bounds of Lot vision line between Lots 72 and 73 No. 4 as shown on said, "Map of as shown on the aforesaid map. Mahopac Park"

line of said Lot No. 4 North 74 de- West 200.00 feet to the point or nam and State of New York, shown grees 11" 30" East 201.82 feet to a place of BEGINNING. cut in a rock on the westerly side of Wixon Pond Road

and place of BEGINNING.

### TM 53.16-1-48

ALL that certain plot, piece or and improvements thereon erectas Lots No. 74A and 75.

## TM 53.16-1-49

ALL that certain plot, piece or ALL that certain plot, piece or and improvements thereon erected, Clerk of Putnam County on May bounded and described as follows:

BEGINNING at a point on the ALL that certain plot, piece or northerly side of Highland Road

RUNNING THENCE along the by Walter E. Koch, Surveyor and sion line between Lots 73 and 74 40" West 118.71 feet to the point or

RUNNING THENCE through said Lot 74 North 3 degrees 42' 10" BEGINNING at a point where East 205.96 feet to a point along 1112D.

RUNNING THENCE also same point of beginning at all times South 74 degrees 38" 30" East at Mahopac Falls Park, Inc., dated sion line between Lots 73 and 74 Putnam County Clerk's Office on as shown on the aforesaid map and August 12, 1939 as Map No. 116E. thence continuing along the divi-THENCE leaving said Hillside sion line between Lots 73, 67 and TM 53.16-1-52

RUNNING THENCE along ed, situate, lying and being in the NAD 83/92 East Zone: THENCE along the southerly same South 13 degrees 43' 20 "

TM 53.16-1-50

THENCE along the west side and improvements thereon erect- of August 1939 as Map No 116- of this information should divide of Wixon Pond Road, South 12 ed, situate, lying and being in the E the lot conveyed herein being lot said distances by a scale factor of certain map entitled "MAHOPAC degrees 35' 50" East 6.05 feet to a Town of Carmel, County of Put- number seventy (70) on said map. 0.999992000 in order to obtain levnam and State of New York known and designated as Lot No. 72 and

THENCE South 05 degrees 54' Lot 71B (formerly part of plot no. longing to Towbin and Roth, situate in the Town of Carmel, Putnam County, New York", dated June 22, 1927, made by Walter K. Koch, Surveyor, and filed in the Office of vised by Filed Map No. 116-E, be- scribed as follows: ing more particularly bounded and described as follows:

> BEGINNING at a point on the northerly side of Highland Road where the same is intersected by and 73:

RUNNING THENCE along said line between Lots 72 and 68;

RUNNING THENCE along said 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

## TM 53.16-1-51

ALL that certain plot, piece or and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known and Revised Map of Section No. 1 scribed as follows: August 8, 1939 and filed in the PARCELA

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erect-Town of Carmel, County of Puton a certain map dated August 8, 1939, made by Roy A. Burgess and Alfred J. Hicks, surveyors and filed

### PARCELII

ALL that certain plot, piece or level ground areas. parcel of land, with the buildings posed Subdivision of Property Be- 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 the Clerk of Putnam County May Falls Park" Map No. 116D, begin 25, 1929 as Map No. 116-A as re- more particularly bounded and de-

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 the dividing line between Lots 72 Lot 101 as shown on Filed Map along the mean center line of a No. 116D:

RUNNING THENCE along the dividing line North 13 degrees 43' last mentioned dividing line North 20" East 200.00 feet to the dividing 47 degrees 17 minutes 30 seconds east a distance of 80.45 feet;

RUNNING THENCE through dividing line South 83 degrees 01' Lot No. 101 south 31 degrees 59 10" East 125.00 feet to the dividing minutes 30 seconds east 102.20 feet to the northerly side of High-feet land 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 BEGIN-NING

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

ALL that certain plot, piece ings and improvements thereon erected, situate, lying and being in the Town of Carmel. County of northwesterly boundary line of Putnam and State of New York said Schere the following courses: which is shown and described in part, as Lot numbers 101 & 102 on that certain map entitled "Map of feet and parcel of land, with the buildings Mahopac Falls Park, Inc. Section -2-" which was filed in the Putnam feet County Clerk's Office on 27 September 1929 as map number 116-D and, in part, other lands on said and designated as Plot No. 71A on filed map 116-D which together are a certain map entitled "Amended more particularly bounded and de-

BEGINNING at a point which is the intersection of the southerly boundary line of Highland Road feet 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 th e New York State Coordinate System

### NORTH 937,914.03 feet EAST 700,894.16 feet

Note that the bearings, distances feet ALL that certain plot, piece or in the Office of the County Clerk and areas used herein are referred parcel of land, with the buildings of Putnam County, on the 12th day to said NAD 93/82 datum. Users

el ground feet and divide said areas by 0.99992000 squared to obtain

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 stone wall which marks the lands of Schere the following courses:

\$ 32 degrees 27" 15" W 15.29 feet \$ 24 degrees 29' 24" W 11.84 feet \$ 29 degrees 30' 42" W 38.35 feet S 26 degrees 43' 40" W 57.94 \$ 30 degrees 09" 59" W 63.16 feet \$ 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

\$ 32 degrees 17' 47" W 23.57

\$ 30 degrees 42° 29" W 72.69

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:

\$ 34 degrees 16" 31" W 41.25 \$ 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 \$ 29 degrees 51' 36" W 19.33 feet \$ 33 degrees 16' 33" W 52.52 feet and S 33 degrees 36' 46" W 50.19

SEELEGALS PAGE 40

# (Cont.)

## LEGALS FROM PAGE 39

erly comer of said lands of Hayden of this information should divide and the northeasterly boundary line said distances by a scale factor of of lands now or formerly belong- 0.99992000 in order to obtain level ing to Agor, thence northwesterly ground feet and divide said areas along the mean center line of a level ground areas. stone wall the following courses:

feet and

N 52 degrees 52' 04" W 41.91

to the southeasterly comer of lands now or formerly belonging feet and to Peterfreund, thence northwesterly along said lands of Peterfreund feet

N 43 degrees 22' 01" W 828.53 feet

boundary line of Lot number 77 as to Honigsberg; thence northwestshown on said filed map "Amend- erly along said lands of Honigsberg ed and Revised Map of Section 1 - Mahonac Falls Park" file map number 116-E: thence easterly and feet northerly along Lots 77, 78, 79, 80 and 81 as shown on said filed map

S 50 degrees 15' 42" E 2.92 S 87 degrees 41° 32" E 30.76 feet ber 116-D 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 5/8" iron pin set and feet

boundary line of Highland Road ary line of Wixon Pond Road the as shown on said filed map 116-E following courses: which said point is 0.1ft north and 0.1 ft west of an iron pin found; thence easterly along the said feet southerly boundary line of Highland Road the following distances:

S 86 degrees 05' 05'' E 197.26 feet and feet

S 88 degrees 27' 02" E 163.48 feet feet

acres and 9.24 NAD 83/92 grid acres. acres

### PARCEL B

boundary line of Highland Road situate lying and being in the Town said point is located N 13 degrees dated August 20, 1947 and revised on July 3, 1937 03' 58" E 33.63 feet from the point October 22, 1947 and filed in the of beginning of the above described Office of the Clerk of the County THE FOLLOWING PARCEL: Parcel -1- which point occupies of Putnam on October 30, 1947 System, NAD 83/92 East Zone:

NORTH 937,914.03 feet

EAST 700 894 16 feet 20 (116D)

Note that the bearings, distances to an X-cut set at the corner of and areas used herein are referred ticularly bounded and described as 116D; RUNNING THENCE along. Lot No. 79 on Map No. 116E, stone walls marking the southwest- to said NAD 83/92 datum. Users follows: along said lands of Agor, in part by 0.99992000 squared to obtain herein and the northwesterly most

N 36 degrees 52' 15" W 54.66 beginning westerly along the northerly boundary line of said Highland Road the following courses:

N 88 degrees 27' 02" W 29.10

to a point which is 0.3 ft north near the southeasterly corner of to an X-cut set on the southerly lands now or formerly belonging 137 7cp 74) abutting on South

N 45 degrees 16' 42" W 102.20

to an iron pin found marking the on the West number 116-E, near the line of a most southerly corner of Lot 10 as stone wall, the following courses: shown on said filed map number 116-E; thence northeasterly along the division line between said Lot 03" west 972.05 feet to a point; S 64 degrees 20' 12" E 30.80 feet 10 and Lot 101 of filed map num-

> N 49 degrees 50' 28 " E 200.00 map #116D, North 60 degrees 07' feet

to a point on the westerly bound-S 08 degrees 30' 22" W 174.90 ary line of Wixon Pond Road erly line of lot 157 & 158 on said which is 0.9ft north and 0.4ft east map 116D North 70 degrees 16' of an iron pin found; thence south- 40" East 178.36 feet to the point 20" West 64 feet to the point or 1482 page 453) running thence with to a point on the southerly erly along the said westerly bound- and place of BEGINNING.

S 00 degrees 57' 58 " W 67.64

S 13 degrees 03' 58" W 39.43

S 65 degrees 49' 02" E 141.02 to the point or place of beginfeet to a point or place of begin- ning, containing 0.79 level ground ning, containing 9.24 level ground acres and 0.79 NAD 83/92 grid

### TM# 53 20-1-24

BEGINNING at a point said place of BEGINNING. point being the northeasterly most comer of the parcel being described TM# 53.20-1-29 corner of parcel 3 on filed map parcel of land, with the buildings the following courses and distanc-#390 being land now or formerly THENCE from the said point of of Peterfreund (Liber 1153 cp 318)

RUNNING thence from said point of beginning marked by an follows: iron pin along said Peterfreund's N 65 degrees 49' 02" W 141.14 lands the following courses and distances:

> South 23 degrees 20' 50" East 85.57 feet

South 21 degrees 17' 44" East and 0/2ft east of an iron pin found 863.49 feet to lands now or for- of Putnam County as Map 116-D, situate, lying and being in the Town merly Agor and Aydelott (Liber said point being located by a line of Carmel, County of Putnam and

> lands now or formerly of Maffetone (Liber 875 cp 150) abutting line of Lot 140 aforesaid North larly described as follows:

Maffetone North 24 degrees 39'

RUNNING thence along the southerly line of Lot #156 on filed 30" East 94.66 feet:

Running thence along the south-

### TM# 53.20-1-26

ALL that certain plot, piece or S 35 degrees 28' 42" E 118.32 parcel of land, with the buildings parcel of land, with the buildings feet to a point in the northerly and improvements thereon erected, S 18 degrees 23' 42" E 60.19 feet situate, lying and being in the Town ed, situate, lying and being in the City of New York (Liber 1587 of Carmel, County of Putnam and State of New York, and designated as Parcel I on a ceratin map dated August 20, 1947, revised October Park, Inc. Section No. 1" dated Au- 30' 20" West 39.77 feet and North County Clerk's office on October of the Clerk of Putnam County on to the southeast corner of the afore-30, 1947 as Map No. 390, entitled August 12, 1939 as Map No. 116E, mentioned lands of Lombardo, "Mahopac Woodland, Inc., Parcels designated as Lot No. 80 and Part running thence through Lot No. Mahopac Falls Park, Inc. Map filed bounded and described as follows: July 3, 1937 No A3-20(116D)." ALL that certain plot, piece or EXCEPT so much of the aforesaid southerly side of Highland Road, degrees 27' 50" West 9.00 feet and BEGINNING at a point which parcel of land, with the buildings described parcel as constitutes Lots where the same is intersected by North 17 degrees 14" 40" West is the intersection of the northerly and improvements thereon erected, 151, 128, 127 and 117 on a certain the division line between Lots Nos. 78.00 feet to the point and place of with the westerly boundary line of Carmel, County of Putnam and Falls park, Inc., Section 2" filed in 116E; Wixon Pond Road as shown on State of New York, known and des- the office of the County Clerk of said filed map 116-D and which ignated as parcel 2 on a certain map Putnam County as Map No. 116D

Beginning a the northwest corthe following coordinate position as Map No. 390, entitled "Map of ner of Parcel 2 as shown on said ty of Putnam of the New York State Coordinate Mahopac Woodland, Inc., Parcel Map 116D; RUNNING THENCE 1, 2,3, and 4 Amending Section 2, along said Lot South 24 degrees

31' 30" West 110.88 feet and North W3est 150.57 feet, 15 degrees 58' 10" West 33.88 the

Said parcel 2 being more par- northerly line of Lot 1 on said Map the same North 60 degrees 07' 30" East 99.37 feet to the point and onds East to the southerly side of

and improvements thereon erected, es; situate, lying and being in the Town of Carmel, County of Putnam and State of New York, described as seconds East 46.35 feet

erly point of the premises herein point or place of BEGINNING. described, said point being also the northeasterly comer of Lot 140 as TM# 53.20-1-31 shown on Map of Mahopac Falls, ALL that certain plot, piece or running North 22 degrees 53' 50" 82 degrees 24' West 47.3 feet, thence North 1 degrees 57° 30° place of Beginning.

### TM# 53.20-1-30

map entitled "Map of Mahopac 80 and 81 as shown on Map No. BEGINNING THENCE RUNNING along said division line South 1 degree 8 min- parcel of land, with the buildings AND FURTHER EXCEPTING utes 40 seconds West 229.73 feet and improvements thereon erected,

THENCE RUNNING along said a portion of Lot 78 on a certain Mahopac Falls Park, Inc." and filed 39' 03" East 80.78 feet, RUN- lands and the remains of a stone in the July 3, 1937 as Map No. A3- NING THENCE South 85 degrees wall, North 82 degrees 24 minutes

THENCE RUNNING through North 2 degrees 55 minutes 10 sec-Highland Road:

THENCE RUNNING along the ALL that certain plot, piece or southerly side of Highland Road

South 88 degrees 06 minutes 30

South 68 degrees 19 minutes BEGINNING at the most south- 10 seconds East 105:55 feet to the

Inc. Made by Walter K. Koch, Sur- parcel of land, with the buildings veyor, filed in the Register's Office and improvements thereon erected, State of New York, being a portion West 775 09 feet from a monument of lots 78 and 79 on certain "Man RUNNING thence along said at the intersection of the northerly of Mahopac Falls Park, Inc., Sec-Agor and Aydelott South 60 de- line of Crestwood Drive with the tion No. 1", on file in the Office of grees 43' 00" West 220.00feet to northerly line of Midland Road; the Putnam County Clerk as Map running thence along the northerly No. 116E and being more particu-

Beginning at a point in southerly RUNNING thence along said East 229.73 feet to the southerly bounds of Highland Road, said of Highland Road as indicated on point at the intersection formed the ground by stakes set by the said by the dividing line between lots Walter K. Koch, Surveyor, thence 77 and 78 and the side southerly along the southerly line of said bounds of Highland Road, said Highland Road South 71 degrees point being in the northeasterly 7' 40" East 120 feet, thence South corner fo lands now or formerly of 4 degrees 46' 50" West 174.91 feet Lombardo (liber 1148 page 150) to the northerly line of Lot 139 on and is bearing along a line of South filed Map 116-D aforementioned; 88 degrees 06' 30" East 115.00 feet thence along the northerly line of to the northwest corner of lands said Lot 139 South 69 degrees 10' now or formerly of Fanelli (Liber the westerly bounds of said Fanelli through Lot No 79 of the aforementioned Filed Map 116E, South ALL that certain plot, piece or 02 degrees 55' 10" West 250.53 and improvements thereon erect- bounds of lands now or formerly of County of Putnam Town of Car- page 359), running thence, with mel, and shown on a certain map same, North 82 degrees 23' 47" entitled "Map of Mahopac Falls West 84.47 feet, North 64 degrees 22, 1947 and filed in the Putnam gust 8, 1939 and filed in the Office 74 degrees 18° 40" West 7.96 feet 1, 2, 3 and 4 amended Section 2, of 79, and being more particularly 78 and with the easterly bounds of said Lombardo, North 06 degrees BEGINNING at a point on the 29' 10" East 142.59 feet North 18

### TM# 53.20-1-32

ALL that certain plot piece or to a point on the northerly line of situate, lying and being in the Town lands now or formerly of the Coun- of Cannel, County of Putnam and State of New York, known and designated as Lot Number 77 and

# (Cont.)

## LEGALS FROM PAGE 40

map entitled "Amended and Re-Det August 12, 1939 as Map No. 116E, said stone wall South 36 degrees 58' and being more particularly bounded and described as follows:

southerly side of Highland Road scribed; 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.

78 00 feet:

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

142.59 feet to a point on the south- West 863.49 feet to a point erly line of Lot 78:

Running thence along said line courses and distances: and continuing along the southwesterly line of Lot 77 the follow- 85 57 feet: ing courses and distances:

North 74 degrees 24' 20" West feet, and 22,73 feet.

30.80 feet'

North 36 degrees 58' 30" West 67.17 feet along lands now or for- TM# 53.20-1-34 merly of Peterfreund, and North 14 degrees 28' 30" West 67.17 feet parcel of land, with the buildings to a point on the southerly side of and improvements thereon erected, Highland Road

of BEGINNING.

### TM#53.20-1-33

narcel of land, with the buildings and improvements thereon erected, TM# 53.20-1-35 & 38 situate lying and being in the Town of Carmel County of Putnam and PARCELI State of New York, known as Lots 159 and 160 and parts of Lots 144 parcel of land, with the buildings "Map of Mahopac Falls Park, Inc., Office on July 3, 1937 as Map No. designated as Lot No. 164 and the situate lying and being in the Town known as Parcel 3 on a certain map of Mahopac Falls Park, Inc. Secentitled Mahopac Woodland Inc. tion No. 2 dated May 29, 1937 and Parcels 1, 2,3 and 4 amended Sec- filed in the Putnam County Clerk's tion 2, Mahopac Falls Park, Inc.," October 22, 1947 and filed in the described as follows: Putnam County Clerk's Office on October 30, 1947 as Map No. 390 and taken together as one parcel northerly side of Hillside Road being bounded and described as said point being the division line TM# 53.20-1-35 & 38 follows:

BEGINNING at a point on the southerly side of Highland Road northerly side of Highland Road parcel of land, with the buildings where the same is intersected by south 70 degrees 21 minutes 10 the division line between Lot No. seconds West 189.67 fee; 158 on the map first above described and the premises hereinafter described and running thence degrees 34 minutes 54 seconds tain map dated May 29, 1937 made TM #53.15-1-24 along the southerly side of High- west 132.37 feet, land Road North 75 degrees 35 °

10" East 200 feet to a point;

running thence South 14 degrees vised Map of Section No. 1, Ma- 28' 30" East along the center lin of hopac Falls Park, Inc.", filed in the a stone wall 154.27 feet and thence tnam County Clerk's Office on continuing along the center line of 30" East 64.25 feet to a point on the division line between Parcels 3 and 00 seconds east 148.11 feet to the BEGINNING at a point on the 4 on the map secondly above de- northerly side of Highland Road,

> running thence along said divi- PARCELII sion 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 of Carmel, County of Putnam and South 17 degrees 14" 40" East on the division line between Par- State of New York, known and des- Lot Number 172 on said map. cels 2 and 3 on the map secondly ignated as Lot No. 156 on a map

running thence along said divi-South 6 degrees 29° 10" West sion line North 21 degrees 17' 44"

> running thence the following described as follows: North 23 degrees 20' 50" West

North 70 degrees 16' 40" East 25

North 51 degrees 03" 00" West 163.76 feet to the point of beginning.

ALL that certain plot, piece or feet, situate, lying and being in the Town of Carmel. County of Putnam and Running thence along said road State of New York, known and des-South 88 degrees 06" 30" East ignated as Lots 157 and 158 on a minutes 20 seconds west 185.49 115.00 feet to the point and place 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 ALL that certain plot, piece or July 3, 1937 as Map No. 116D.

ALL that certain plot, piece or TM# 53.20-1-39 and 145 on a certain Map entitled and improvements thereon erected. PARCEL ONE: situate, lying and being in the Town Section 2" dated May 29, 1937 and of Carmel, County of Putnam and filed in the Putnam County Clerk's State of New York, known and and improvements thereon erected, 116D, also all that parcel of land easterly half of Lot No. 165 on Map of Carmel, County of Putnam and Office on July 3, 1937 as Map No. dated August 20, 1947 and revised 116d being further bounded and

> BEGINNING at a point on the Lot Number 163 on said map. between Lots 163 and 164 on the above referenced filed map:

RUNNING THENCE along the

sion line between lots 163 and 164 Lot Number 163 on said map. on the above referenced filed map:

THENCE along said division line south 19 degrees 16 minutes

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Mahopac Falls Park, Inc., Sec- PARCEL THREE tion No. 2 dated May 29, 1937 and filed in the Putnam County Clerk's parcel of land, with the buildings nated as Lot No. 18. Office on July 3, 1937 as Map No. 116d, being further bounded and

BEGINNING at a point on the southerly side of Highland Road said point being the division line filed in the Office of the Clerk of between lots 156 and 157 on the North 14 degrees 46' West above referenced filed map:

> RUNNING THENCE along said division line south 17 degrees 44 minutes 50 seconds east 169.58 PARCELFOUR

feet

THENCE north 21 degrees 36 feet to the southerly side of Highland Road

THENCE along the southerly side of Highland Road North 70 100.00 feet to the point or place of REGINNING

ALL that certain plot, piece or parcel of land, with the buildings 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 in the Putnam County Clerk's Ofday of July 1937 as Map No. 116- fice as Map No. 116D and a portion d, the lot conveyed herein being of Parcel 1 as shown on a certain Map No. 116D.

## PARCEL ONE

ALL that certain plot, piece or 1947 as Map No. 390. and improvements thereon erected. situate, lying and being in the Town of Carmel, County of Putnam and 1791 Page 224. RUNNING THENCE north 25 State of New York shown on a cerby Walter K. Koch, Surveyor, and

THENCE north 65 degrees 45 the County of Putnam on the 3rd and improvements thereon erectminutes 10 seconds east 205.00 day of July 1937 as Map No. 116- ed, situate, lying and being in the feet to the previously recited divi- d, the lot conveyed herein being Town of Carmel, County of Put-

### PARCEL TWO

parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town County on May 25, 1929 as Map the point or place of BEGINNING. of Carmel, County of Putnam and No. 116A. State of New York shown on a certain map dated May 29, 1937 made by Walter K. Koch, Surveyor, and or parcel of land, with the buildings filed in the Office of the Clerk of and improvements thereon erected, the County of Putnam on the 3rd situate, lying and being in the Town day of July 1937 as Map No. 116d, the lot conveyed herein being

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 the County of Putnam on the 3rd day of July 1937 as Map No. 116d, the lot conveyed herein being Lot Number 173 on said map.

THENCE south 60 degrees 07 or parcel of land, with the build- as Lot Nos. 16 and 17. minutes 30 seconds west 89.46 ings and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York 29, 1937 made by Walter K. Koch, Surveyor, and filed in the Office of the Clerk of the County of Putnam No. 116-d, the lot conveyed herein a certain map entitled "Map of Madegrees 21 minutes 10 seconds east being Lot Number 62 on said map.

### TM# 53.20-1-46

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 map entitled "Mahopac Woodland Inc." said map being dated August 20. 1947 and revised October 22. 1947 and filed in the Office of Put-

Said parcel being more fully

ALL that certain plot, piece or filed in the Office of the Clerk of parcel of land, with the buildings

nam and State of New York known and designated as Plot No. 19 on a certain map entitled "Proposed ALL that certain plot, piece or Subdivision of Property Belonging to Towbin and Roth" filed in the Office of the Clerk of Putnam

AND ALL that certain plot, piece 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 ALL that certain plot, piece or 12, 1939 ,as Map No. 116E, desig-

### 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, ALL that certain plot, piece 1939 as Map No. 116E, designated

### TM#53.15-1-31

ALL that certain plot piece or parcel of land, with the buildings shown on a certain map dated May and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York known on the 3rd day of July 1937 as Map and designated as Lot No. 34 B on hopac Falls Park, Inc., Section No.

1 " dated August 8, 1939 and filed in the Office of the Clerk of Put-ALL that certain plot, piece or nam 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

### TM# 53 16-1-8 9 10 & 12

ALL that certain plot, piece or narcel of land with the buildings nam County Clerk on October 3, and improvements thereon erected, situate, lying and being in the Town of Carmel, County of Putnam and State of New York shown bounded and described in Liber 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

SEE LEGALS PAGE 47

# (Cont.)

## LEGALS FROM PAGE 41

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

the southeasterly side of Pleasant said filed map; Road

THENCE along Long Pond same North 44 degrees 06 minutes Road, South 60 degrees, 32' 30" 00 seconds West 10.36 feet to a TM# 53.16-1-42 East 75.78 feet to the westerly side point still on the dividing line be- ALL that certain plot, piece or of Lot 12 on said map;

THENCE along said Lot 12, south 24 degrees 44' 50" west same and along the dividing line Town of Carmel, County of Put- and improvements thereon erect- land especially benefitted by the 167.31 feet and South 50 degrees between Lots 15 and 16 North 80 nam and State of New York shown ed, situate, lying and being in the improvements and the Town Board 04' East 42:00 feet to the westerly degrees 42 minutes 40 seconds on a certain map entitled "Amend- Town of Carmel, County of Put- will establish a Road Improvement side of Lot 41 on said map;

THENCE along said Lot 41, ly of Reiter, south 38 degrees 20' 50" West 127.08 feet and South 50 degrees 22' 20" East 142.12 feet to Central same North 35 degrees 57 minutes Clerk of Putnam County on August ate in the Town of Carmel, Putnam improvements, it is proposed to ac-Road

South 19 degrees 21' 30" West the lands now or formerly of Long 145.43 feet to Pump House Site on Pond Road; said map;

degrees 26' 10" West 107.80 feet distance: South 63 degrees 55 Hillside Drive; and South 39 degrees 33' 50" West minutes 10 seconds East 74.89 149.75 feet to the northerly line of feet; South 70 degrees 02 minute Lot 36A on said map

North 27 degrees 35' 40" West of BEGINNING. 124.11 feet and South 47 degrees 26' 40" West 20.00 feet to a point TM# 53.16-1-11 on the division line between Lots 38A and 37A:

94.25 feet to Pleasant Road;

North 47 degrees 26' 40" East scribed as follows: 76 39 feet

03' 30" East 150.39 feet to the Southerly side of lot 42 as shown 69; point or place of BEGINNING.

### TM# 53.15-1-15

parcel of land, with the buildings the westerly side of Central Road and improvements thereon erected, and of Rosemarie Lane 120 feet to 52.81 feet to an iron pin; situate, lying and being in the Town the northerly line of lot 36A on said ignated as Lots No. 14 and 15 on on said map; running thence north a certain map entitled "Amended 39 degrees 33 minutes 50 seconds Mahopac Falls Park, Inc." filed in lot 42 on said map, running thence lowing courses and distances: the Putnam County Clerk's Office south 50 degrees 26 minutes 10 on August 12, 1939 ,as Map No. seconds east along the south line of 2.33 feet to a point; and 116F

Said premises being more par- point or place of beginning. ticularly bounded and described as follows:

tersection of the southerly line of and improvements thereon erect-

line of Pleasant Road:

erly side of Long Pond Road and 14 and 16 as shown on the afore-

tween lots 14 and 16:

West 190.91 feet to a point on the ed and Revised Map of Section No. nam and State of New York known District to allocate the cost of said easterly line of land now or former- 1 Mahopac Falls Park, Inc. situate and designated as Lot No. 69 on a improvements among the benefit-

30 seconds East 183.56 feet and 12, 1939, as Map No. 116E and County New York" dated August 8, cept said roads for dedication to the North 30 degrees 38 minutes 10 described more particularly as fol- 1939 and filed in the Office of the Town by the property owners; THENCE along Central Road feet East 14.52 feet to a point on lows:

THENCE through Lot 38A, East 31.65 feet to the point or place

ALL that certain plot, piece or 234.80 feet to an iron pin at the 1939, as Map No. 116E designated published at least once in the ofparcel of land, on a certain map en- southeasterly comer of Lot 8B; titled "Map of Mahopac Falls Park, THENCE through said lot 37A, Inc. Section No. 1 " filed in the Of-North 52 degrees 39' 25" West fice of the Putnam County Clerk on erly side of Lot 8B, South 77 de-THENCE along Pleasant Road, more particularly bounded and de- 71A

on said map; running thence south along the westerly side of Central Road 59.34 feet to a point; run-ALL that certain plot, piece or ning thence southwesterly along es and distances. said lot 42, 107 80 feet to the west-

## TM# 53.16-1-13

ALL that certain plot, piece or BEGINNING at the point of in- parcel of land, with the buildings PARCELI

Long Pond Road and the Westerly ed, situate, lying and being in the parcel of land, with the buildings parcel of land, with the buildings Town of Carmel, County of Put- and improvements thereon erected, and improvements thereon erectnam and State of New York known situate, lying and being in the Town ed. situate, lying and being in the RUNNING THENCE along and designated as Lot No. 41 on a of Carmel, County of Putnam and Town of Carmel, County of Put-said westerly line of Pleasant Road certain map entitled "Amended State of New York known and nam and State of New York shown South 29 degrees 03 minutes 50 and Revised Map of Section No. designated as Lot No. 68 on a cer- on a certain map entitled "Map of BEGINNING at a point, being seconds West 148.56 feet to a point 1 Mahopac Falls Park, Inc. situthe intersection of the southwest on the dividing line between lots ate in the Town of Carmel, Putnam division of Property Belonging to No. 1 " dated August 8, 1939 and County New York dated August 8, Towbin and Roth, Town of Carmel, filed in the Office of the Clerk of 1939 and filed in the Office of the Putnam County New York"dated Putnam County on August 12, Clerk of Putnam County on August June 22, 1927 made by Walter K. 1939, as Map No. 116E designated RUNNING THENCE along 12, 1939, as Map No. 116E.

parcel of land, with the buildings PARCELII and improvements thereon erect-

BEGINNING at a point marked by an iron pin on the westerly side TM# 53.16-1-44 RUNNING THENCE along of Wixon Pond Road, where said

17.27 feet to a concrete monument, filed in the Office of the Clerk of that the Town Clerk shall cause a

running thence along the north- TM# 53.16-1-45

BEGINNING

TM# 53.16-1-43

North 35 degrees 40' 30" West PARCELI

tain map entitled "Proposed Sub- Mahopac Falls Park, Inc. Section Koch, Surveyor, and filed in the as Lot No. 65. County Clerk's Office on May 25, 1929 as Map No. 116A.

in the Town of Carmel, Putnam certain map entitled "Amended ted properties; and County New York dated August 8, and Revised Map of Section No. RUNNING THENCE along 1939 and filed in the Office of the 1 Mahopac Falls Park, Inc. situ-Clerk of Putnam County on August 12, 1939, as Map No. 116E.

THENCE along same North 50 same the following courses and road intersects the southerly side of parcel of land, with the buildings Mc Alpin Avenue, Mahopac, NY and improvements thereon erect- on the Petition For Formation Of ed, situate, lying and being in the Street Improvement District Pursurunning thence the following Town of Carmel, County of Put- ant to Town Highway Law Section 20 seconds East 61.46 feet, South courses and distances along the nam and State of New York shown 200 in regard to Long Pond Road 60 degrees 32 minutes 30 seconds westerly side of Wixon Pond Road: on a certain map entitled "Map of Improvement District; and Mahopac Falls Park, Inc. Section South 05 degrees 54 ' 20" East No. 1 " dated August 8, 1939 and South 42 degrees 36' 00" East Putnam County on August 12, certified copy of this order to be as Lot No. 67.

erected, situate, lying and being board of the town maintained pusin the Town of Carmel, County suant to Section 30 subdivision six County Clerk's of Putnam County that the Town Engineer shall cause on May 25, 1929 as Map No. 116A a copy of this order to be posted in

State of New York known and des- 52.38 feet to the east line of 38A southerly side of Hillside Drive; or parcel of land, with the build- ested persons shall be heard on the ings and improvements thereon subject thereof. The Town Board running thence along the south- erected, situate, lying and being will make every effort to assure that and Revised Map of Section No. 1 east 149.75 feet to the south line of erly side of Hillside Drive the fol- in the Town of Carmel, County of the Public Hearing is accessible to Putnam and State of New York persons with disabilities. Anyone South 82 degrees 02' 50" East shown on a certain map dated June requiring special assistance and/ 22. 1927 made by Walter K. Koch, or reasonable accommodations North 78 degrees 11' 20" East Surveyor, and filed in Office of the should contact the Town Clerk. erly side of Central Road at the 197.88 feet to the point or place of 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 ALL that certain plot, piece or

WHEREAS the expense of said improvements, pursuant to Town Law Section 202(2) shall be ALL that certain plot, piece or borne by local assessment upon the RUNNING THENCE along ed, situate, lying and being in the parcel of land, with the buildings aforementioned lots and parcels of

WHEREAS, subsequent to said

IT IS HEREBY ORDERED that a Public Hearing be held on the 23rd day of September, 2014 ALL that certain plot, piece or at 7:30 PM at the Town Hall, 60

BE IT FURTHER ORDERED ficial newspapers of the Town, the first publication to be not less than ten nor more than twenty days be-ALL that certain plot, piece fore the date of the aforementioned

> BE IT FURTHER ORDERED private roads referenced herein not less than ten nor more than twenty days before the date of the aforementioned hearing

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

North 62 degrees 12' 00" West TM# 53.16-1-46 of Cannel, County of Putnam and map; running thence northwesterly 198.52 feet to an iron pin at the ALL that certain plot, piece At said Public Hearing, all inter-

August 12, 1939 ,as Map No. 116E grees 06' 40" West 195.91 feet to or parcel of land, with the build- hearing, and shall cause a copy of designated as pump-house site, and a point on the easterly side of Lot ings and improvements thereon this order to be posted on the sign

running thence along the easterly of Putnam and State of New York of the Town Law of the State of Beginning at a point in the west-side of Lot 71A North 21 degrees shown on a certain map dated June New York, and North 36 degrees 12' 30" East erly side of Central Road where 42' 50" West 8.19 feet to an iron 22, 1927 made by Walter K. Koch, 314.45 feet and North 29 degrees the same is intersected by the pin at the southeast corner of Lot Surveyor, and filed in Office of the

side of Lot 69 the following cours- ber 66 on said map.

running thence along the easterly - the lot conveyed being lot num- at least five public places along the

(Cont.)

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.

(Cont.)

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).

(Cont.)

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.

(Cont.)

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.

(Cont.)

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