

**CITY OF RYE
1051 BOSTON POST ROAD
RYE, NY 10580
AMENDED AGENDA**

**REGULAR MEETING OF THE CITY COUNCIL
VIA ZOOM CONFERENCE
Wednesday, May 25, 2022
6:30 p.m.**

The meeting will be held via zoom video-conferencing with no in-person location and will be broadcast on the city website. A full transcript of the meeting will be made available at a future date.

Residents may email comments regarding the public hearing to:
publichearingcomments@ryeny.gov. All comments must be received by 4:15 pm on the day of the meeting. The subject of the email should reference the hearing topic. Please include your name and address.

TO PARTICIPATE IN THE PUBLIC HEARING, PLEASE ATTEND THE MEETING VIA ZOOM VIA THIS LINK:

<https://us06web.zoom.us/j/82019380942?pwd=L1FmRjRDVGsxRnlxZkY1SjRkYlVlOdz09>

Or phone: (646) 558-8656 or (301) 715-8592 or (312) 626-6799
Webinar ID: 820 1938 0942
Password: 194875

1. Roll Call.
2. Draft unapproved minutes of the Regular Meeting of the City Council held May 11, 2022.
3. Consideration of a request by Rye City Rotary and Rye Arts Center to install the public butterfly sculpture project.
4. Post Ida Storm Update.
5. Update on City Stormwater Review.
6. Continue the public hearing for consideration of a petition from The Miriam Osborn Memorial Home to amend the text of the City of Rye Zoning Code Association to create new use and development standards for "Senior Living Facilities" in the R-2 Zoning District.

7. Presentation of preliminary 2021 financials summary from City Comptroller, Joe Fazzino.
8. Consideration of proposed policies for the City of Rye Fire Department:
 - Policy #102 – Oath of Office
 - Policy #103 – Department Head
 - Policy #200 – Organizational Structure
 - Policy #202 – Administrative Communications
 - Policy #303 – Emergency Response
9. Residents may be heard on matters for Council consideration that do not appear on the agenda.
10. Consideration to set a public hearing for June 15, 2022 for a waiver request from the existing rock removal moratorium from Fletcher Development.
11. Consideration of a request by Christ’s Church for use of the City streets (Rector Street) on the following dates:
 - 8/16/22, 2:00pm-6:00pm - Blue Skies Talent Show
 - 9/11/22, 9:00am-1:00pm - Homecoming Church Picnic
 - 10/15/22, 8:00-5:00pm - CCNS Fall Family Day
 - 11/26/22, 8:00am-5:00pm - Annual Christ's Church Christmas Tree Sale
12. Appointments to Boards and Commissions by the Mayor with Council approval.
13. Old Business/New Business.
14. Adjournment

* * * * *

The next regular meeting of the City Council will be held on Wednesday, June 15, 2022 at 6:30 p.m.

** City Council meetings are available live on Cablevision Channel 75, Verizon Channel 39, and on the City Website, indexed by Agenda item, at www.ryeny.gov under “RyeTV Live”.

DRAFT UNAPPROVED MINUTES of the
Regular Meeting of the City Council of the City of
Rye held in City Hall on May 11, 2022, at 6:30 P.M.

PRESENT:

JOSH COHN, Mayor
BILL HENDERSON
EMILY HURD
CAROLINA JOHNSON
JOSHUA NATHAN
JULIE SOUZA
Councilmembers

ABSENT:

BENJAMIN STACKS

The Council convened at 5:30 P.M. by videoconference pursuant to the NYS Legislature waiving requirements of the Open Meetings Law. Councilman Henderson made a motion, seconded by Councilwoman Souza, to adjourn briefly into executive session to discuss litigation and personnel matters. The Council reconvened in a public videoconference at 6:30 P.M. The meeting was streamed live at www.ryeny.gov for public viewing.

1. Roll Call.

The City Clerk called the roll; a quorum was present.

Mayor Cohn stated that Nursery Field was not put on the agenda due to the breadth of incoming questions and present City workload. The item was postponed until after September when the City can provide a responsive update.

2. Draft unapproved minutes of the Regular Meeting of the City Council held April 27, 2022 and the Joint School Board/City Council meeting of April 23, 2022.

The City Clerk was in receipt of suggested changes to the School Board minutes and City Council minutes. Councilmember Nathan noted that School Board member Tom Stein was marked as absent, but he recalled seeing him in remote attendance. (Mr. Stein was present as an attendee for that meeting, and not a panelist).

Councilmember Henderson made a motion to approve the minutes of the Regular Meeting of the City Council held April 27, 2022, and the Joint School Board/City Council meeting held April 23, 2022, as amended. Councilmember Nathan seconded the motion. The Council approved the minutes.

3. Post-Ida Storm Update.

Mayor Cohn provided an update and said that regarding the proposed Webb Avenue development in Harrison, the City is waiting for a technical report on the development near Blind Brook. The City is still considering its position on the development and will not comment until

the technical report has been reviewed. Mayor Cohn said that he and the mayor of Harrison have discussed flooding and agreed the municipalities would provide mutual support. Mayor Cohn encouraged him to keep the flooding issue foremost at Harrison Planning Board meetings.

City Manager Greg Usry announced that Ramboll will be present for a work session with the Council on May 17, 2022, at 6:00 p.m. at City Hall. Ramboll will review their findings to date, having studied approximately 22 projects and remediations along the watershed, from the airport to the high school/middle school property. Ramboll's material should be publicly available on the City website by Monday afternoon. The public is invited to attend the meeting. There is an outstanding RFQ for a consultant to assist in the next steps as they relate to funding opportunities for flood mitigation projects. Mr. Usry stated that by the June 15, 2022 Council meeting, the City should be in a position to make a recommendation.

4. Consideration of a request from Rye pRYEdE to use the Village Green on Wednesday, June 1, 2022, at 6:30 p.m. for its flag raising, followed by a march to Rye Recreation for a second flag raising.

Mayor Cohn reminded the members of the Council's resolution to establish June as Pride Month in Rye. Also resolved by the Council, the Pride flag will be displayed at City Hall and raised at Rye Recreation. The resolutions demonstrate that Rye is a safe, respectful, and welcoming home for all of its residences, including its LGBTQ+ community. Mayor Cohn noted that the Supreme Court recently ruled against the City of Boston in regards to its flag-raising policies. Councilmembers Henderson and Nathan commended the Council for its due diligence when creating the flag policy for Rye.

Councilmember Souza made the motion to approve the request by Rye pRYEdE. Councilmember Johnson seconded the motion. The Council unanimously approved the request.

5. Update by Public Safety Commissioner, Mike Kopy.

Commissioner Kopy addressed the Council about several police department matters. Stolen vehicles are on the rise in Rye and surrounding regions. There is a public effort to encourage residents to remove key fobs from their vehicles. One telltale sign a fob is in a vehicle is the side mirrors stay in the open position; thieves recognize this and act quickly. The police department is enhancing night vision equipment for patrolling officers, but over the past two weeks, four vehicles have been stolen in broad daylight. The City is working closely with the County Police at a real-time crime center where individuals and groups are tracked.

Mayor Cohn echoed Commissioner Kopy's statements and encouraged Rye residents to respond appropriately to the increase in stolen cars by removing fobs from their vehicles. He reminded the Council of the dangerous high-speed chase involving a stolen car that ended in a horrendous crash that wiped out the statue in Fireman's Circle. The thief ran from the scene, stole another car a few blocks away, and was never captured. Stolen vehicles are often used in other crimes. Commissioner Kopy added that an electronic sign encouraging residents to bring their fobs with them will be moved around Rye for better exposure.

Commissioner Kopy said that the other topic on the electronic sign pertains a change in Code 133, the City's noise policy. Over the winter, Public Safety and the Rye Police Department extensively discussed a change to make leaf blower violation repercussions more balanced. Police will now issue summons to the equipment operator, the homeowner, and the business owner who employs the operator. The same policy is in effect for noise disturbances such as music played late at night by a D.J. at a residential property; police issue a summons to the D.J. and the homeowner.

Mayor Cohn agreed that moving the electronic sign around Rye will be helpful, and Commissioner Kopy added that the police department has a social media effort to spread the message. It will be important for homeowners to talk with their landscapers about the noise policy. Any members of the public can contact Mr. Kopy to further discuss this or other matters.

6. Presentation of 2022 street resurfacing plan.

Mayor Cohn reiterated that the Council will adhere to the “worst first” policy, relying on the professional road survey from the City’s consultant, where the road conditions are rated with regard to need for maintenance. He stated that the yearly resurfacing budget is around \$2 million. DPW Superintendent Ryan Coyne presented a map of the resurfacing plan, starting in Greenhaven with Brevoort and Rye Road, Anchor, Hannah, Bixby, Everett, Halstead, Roosevelt, Lowen, Barbara and Graham Courts, sections of Coolidge, Boston Post Road, Locust Ave, Perdy Ave, Broad, Blind Brook Lane, and the Dublin neighborhood. The cost to resurface is \$1.85 million as currently planned. There are additional funds to address the worst locations in the metro north lot, at the turnaround and exit toward Peck. The work is scheduled to begin in June or July.

Mayor Cohn asked if new curbs will be needed in the “Little Dublin” area of Rye with the asphalt overlay covering the old concrete. Mr. Coyne replied there was enough curb in the area; curb and driveway work are not necessary. New ADA-compliant curb ramps will be needed at the intersections. The City has been negotiating a new lease with MTA for the lot. MTA is not willing to share the significant cost of resurfacing the lot, but the lease is still in discussion.

Mr. Coyne confirmed for Councilmember Souza that there will be an updated heat map next spring that reflects the "worst to first" street resurface prioritization. The maps will be posted for the public, as well as timely notices of road closings. Pothole repair work will begin shortly to address the comprehensive list submitted by the public.

Superintendent Coyne stated that due to the upcoming gas line replacement on Purchase Street, the cobblestone replacement is on hold. Councilmember Hurd asked about the status of ConEd providing additional gas supply, but there have been no recent meetings. Councilmember Johnson asked about the timeframe of repaving Midland Ave, and Mr. Coyne replied the County was on schedule to pave the road entirely this year, and the County was actively planning the repaving of other heavily traveled roads.

A member of the public, Mr. Joe Warren from Fletcher Development, asked about the resurfacing timeline for Manursing. Mr. Coyne shared where Mr. Warren could find his contact information to further discuss the issue.

7. Residents may be heard on matters for Council consideration that do not appear on the agenda.

There were no comments from the public.

8. Authorization to advance plans for dredging sampling at a cost not to exceed \$230,000 from the Boat Basin Unrestricted Net Assets.

City Manager Usry stated that the next step in advancing plans for the dredging of the Boat Basin is testing samples of silt. Boat Basin silt is toxic and must be disposed of upland, not into the Sound. A series of samples will be collected, tested, and provided to the various upland disposal services so they may determine how to dispose of the silt. There will be more steps and associated costs in the next few months related to dredging and choosing a disposal site. The Unrestricted Net Assets of the Boat Basin will cover the cost of the dredge and silt disposal.

Councilman Nathan made the motion, seconded by Councilwoman Hurd, to adopt the following resolution:

RESOLVED, that the City Council hereby authorizes to advance dredging sampling plans at a cost not to exceed \$230,000 from the Boat Basin Unrestricted Net Assets.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Souza
Nays: None
Absent: Stacks

9. Authorization to transfer \$26,485 from the General Fund Contingency account to the Marine Unit Cost Center for the installation of private channel markers.

Mayor Cohn expressed the disappointment of the City, congressional delegates, and Albany delegates, in the Coast Guard's adamant position that it will remove its buoys from Milton Harbor until the dredge is completed next winter. Unfortunately, the City will be required to cover the cost of new channel markers which are necessary to guide boats safely through the channel and the Boat Basin. The markers will be Coast Guard-compliant and designated by Rye markings. The Coast Guard will not remove their remaining markers until Rye is ready to install the new ones, which should be finished in early June. The funds will come from the City's Contingency Account with a balance of \$350,000.

Councilman Henderson asked the City takes on liability by choosing where the markers are installed. Mr. Usry replied that the insurance broker looked at the permits granted to boaters as well as the general liability for the City, and minor adjustments were made. The City has not taken on significant additional liability. Permits for moorings and slip holders were reviewed to make sure everything is properly documented when individuals apply for a permit.

Councilman Henderson made the motion, seconded Councilwoman Hurd, to adopt the following resolution:

RESOLVED, that the City Council hereby authorize the transfer \$26,485 from the General fund Contingency account to the Marine Unit Cost Center to for the installation of private channel markers.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Souza
Nays: None
Absent: Stacks

10. Consideration of a Home Rule Resolution supporting A10516 /S8377, authorizing the creation of a parking district at Mead Place.

Mayor Cohn clarified this Home Rule Resolution was authorizing seasonally appropriate work in collaboration with Albany delegates to give the City of Rye the ability to create a parking district at Mead Place. After the Council provides a resolution in support, and the mayor is hopeful that legislature will approve the authorization. If approved, the Council, City staff, and Traffic & Pedestrian Safety Committee will collaborate on further planning steps for a parking district at Mead Place.

Councilwoman Souza made a motion, seconded by Councilwoman Johnson, to adopt the following resolution:

RESOLVED, that the City Council supports A10516 /S8377 authorizing the creation of a parking district at Mead Place.

ROLL CALL

Ayes: Mayor Cohn, Councilmembers Henderson, Hurd, Johnson, Nathan, Souza
Nays: None
Absent: Stacks

11. Consideration of a request by Christ's Church for use of the City streets (Rectory Street) on Sunday, June 12, 2022, from 9:00 am to 1:00 pm for their annual picnic.

The mayor asked for a motion to approve Christ's Church request to use City streets for their annual picnic. Councilmember Souza made the motion, and Councilmember Hurd seconded the motion. The Council unanimously approved the request.

12. Old Business/New Business.

There was no old or new business to discuss.

13. Adjournment.

There being no further business to discuss, Councilmember Henderson made the motion to adjourn the City Council meeting at 7:34 P.M. Councilmember Souza seconded the motion. The meeting was adjourned.

Respectfully submitted,

Carolyn D'Andrea
City Clerk



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: May14, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request by Rye City Rotary and Rye Arts Center to install a public butterfly sculpture project.

FOR THE MEETING OF:

May 25, 2022

**RYE CITY CODE,
CHAPTER
SECTION**

RECOMMENDATION: That the Council approve this request.

IMPACT: ☐ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND:

The Rye Arts Center and The Rotary Club of Rye have partnered to bring Public Art to the City of Rye this summer. The project is titled Rye'sAbove because it features thirty-six sculptures of butterflies in varying sizes.

See attached for more details.

RYE CITY COUNCIL PRESENTATION
PUBLIC SCULPTURE FOR RYE COMMUNITY

May 15, 2022

Overview

The Rye Arts Center and The Rotary Club of Rye have joined forces again this year to bring Public Art to the City of Rye this summer. As you may recall from last year the project is called *Rye'sAbove* because it features sculptures of butterflies in varying sizes. Volunteers from each organization see the butterflies as symbolic of positive change and transformation, which is important for our community in light of events of the past couple of years.

Program Features

Once again, *Rye'sAbove* will feature over 50 butterflies painted by artists, many of whom are from the local area. Five large butterflies (45" height and 62" wingspan) and twelve medium butterflies (35" height and 45" wingspan) have been created of aluminum and will be decorated and then sealed for outdoor display. The sculptures are then mounted on 7' poles for display. The thirty-five Petites (7" height and 9" wingspan) are made of 14 gauge carbon steel plate.

A "Call to Artists" was sent out earlier this month and many artists responded by submitting a proposed design. A committee from The Rye Arts Center will select the artists, and the sculptures will be distributed to the participating artists after delivery from Colorado Springs, where the program has thrived under the direction and sponsorship of the local Rotary club. The artists will receive a stipend and a portion of the sale of the butterfly. The artists will complete their work early June at which time the sculptures will be coated with a sealant for outdoor protection.

The plan is that the butterflies will be displayed in downtown Rye for the summer with the intent of supporting our merchants, restaurants, and service establishments. We are targeting installation for mid to late June and will continue the display through the summer months. The sculptures will be available for purchase through a simultaneous online auction that will conclude at a live event in the fall at Wainwright House. The dates of the reveal and the fall auction have yet to be determined. The proceeds from the auction will be used for student scholarships and educational programs through both The Rotary Club of Rye and The Rye Arts Center.

Request for Action

The Rotary Club of Rye and The Rye Arts Center are hereby requesting City Council approval to display the 13 larger sized sculptures on the Village Green in the area closest to Purchase Street as was approved last year. Members of the organizations met in 2021 with the City Manager and City Engineer regarding (1) installation, (2) Village Green maintenance, and (3) any anticipated issues for City staff related to this display of sculptures on the Village Green. (The sculptures are mounted on 7' foot poles and, therefore, are not an obstruction to visitors on the Green.) In addition, Chris Shoemaker, Director of the Rye Free Reading Room, participated in the meeting and expressed his support of the project and assurance that the display would not interrupt any library summer events. We do not anticipate any deviation from the 2021 plan which on all accounts was very successful.

Last summer, we found that the merchants were very receptive to host one or more of the smaller sculptures in their business, thus keeping the butterflies secure and attracting attention to store windows and counters. We anticipate an increased interest this summer and will again provide publicity for host merchants as well as a map to find each butterfly.

The Rye Arts Center is also utilizing its classes to interest young participants in butterflies and have them painting large butterfly wings that could be hung in windows or outside in downtown spaces, so residents and visitors could become the butterfly body by standing between the wings and have their picture taken.

Conclusion

We believe the butterflies present a unique opportunity to add to the downtown experience, support our community and, at the same time, support art and education for our young residents.

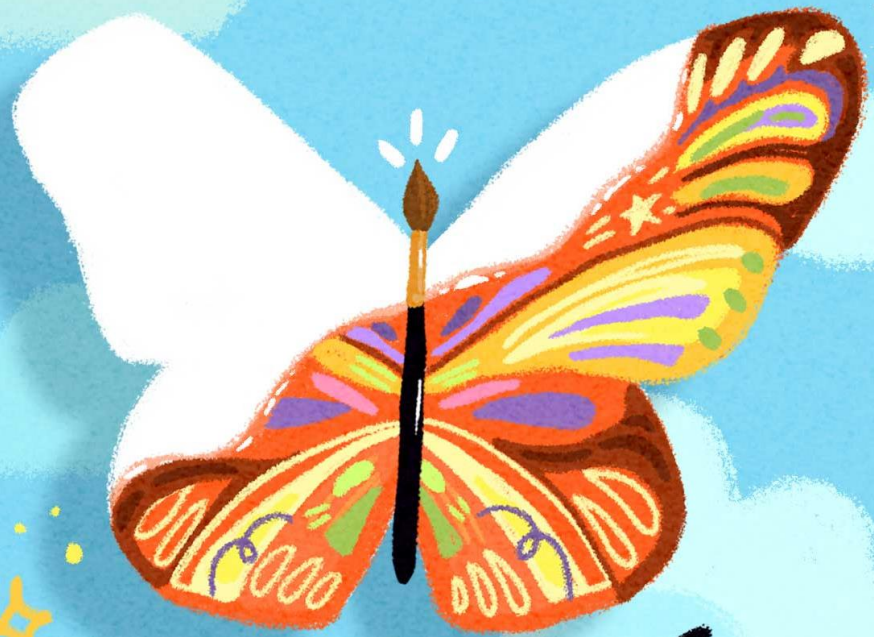
In addition, the Rotary has been busy soliciting sponsorships and downtown establishment support for the project. We think that all of Westchester County will want to see and experience this unique flight, and while they are here, shop with our merchants and eat in our wonderful restaurants. This is a win for everyone.

Your approval of the display on the Village Green will bring Public Art to Rye this summer, promote our community and continue to support Rye Businesses and the community at large.

Thank you for your consideration

Respectfully Submitted,

The Rye Rotary & Rye Arts Center



RYE'S ABOVE











CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: May 25, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Post Ida Storm Update.

FOR THE MEETING OF:

May 25, 2022

RECOMMENDATION: That the City Council hear the update.

IMPACT: ☒ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: May 19, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Update on City Stormwater Review.

FOR THE MEETING OF:

May 25, 2022

RECOMMENDATION: That the City Council hear the update.

IMPACT: ☒ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: Planning

DATE: May 19, 2022

CONTACT: Christian K. Miller, City Planner

AGENDA ITEM: Continue the public hearing for consideration of a petition from The Miriam Osborn Memorial Home to amend the text of the City of Rye Zoning Code Association to create new use and development standards for "Senior Living Facilities" in the R-2 Zoning District.

FOR THE MEETING OF:

May 25, 2022

RYE CITY CODE,

CHAPTER 197
SECTION

RECOMMENDATION: That the City Council continue the public hearing

IMPACT: ☐ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND: In November 2018 the City Council received a petition from Miriam Osborn Memorial Home Association ("The Osborn") to amend Chapter 197, *Zoning*, of the City Code to allow "Senior Living Facilities" ("SLF") in the City's R-2, *Single-Family Residence*, District. The petition submitted by The Osborn seeks to amend the text of the City Zoning Code to allow SLF in the City's R-2 District. The proposed amendment would allow SLF as a new permitted use in the R-2 Residence District on those properties with 50 or more contiguous acres. The proposed amendment also includes new restrictions and requirements regarding maximum floor area, building setbacks, lot coverage and other development standards. Currently, The Osborn is regulated outside of the City Zoning Code by way of a Declaration of Covenants and Restrictions, dated October 15, 1993.

The petitioner's most recent submissions (attached hereto) provide a summary of the process to-date, a response to comments raised by the City Council and public at the last public hearing and an updated Traffic Impact Evaluation, dated May 18, 2022. City staff has posted on the City website all documents and information related to the petition including all prior submissions, recommendations of the City Planning Commission, Westchester County Planning Department and all written correspondence from area neighbors (please visit: <https://www.ryeny.gov/government/city-council/active-projects-and-pending-matters> and click on the blue "Osborn Petition" box).

Throughout the process the petitioner has submitted multiple revisions to its proposed zoning text amendment in response to the comments of the City Planning Commission, City Council and public comment in previous hearings. Attached hereto is the latest revised draft local law being considered by the City Council.

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May 18, 2022

Honorable Mayor Josh Cohn and Members of the City Council
City of Rye
1050 Boston Post Road
Rye, New York 10580

Re: The Osborn
101 Theall Road
Zoning Text Amendment

Dear Mayor Cohn and Members of the City Council:

This office represents the Miriam Osborn Memorial Home Association (“The Osborn”), the owner and operator of the senior living community located at 101 Theall Road (the “Property”). The Osborn has operated on the Property since the original Osborn building was first opened in 1908, and is one of Rye’s most important institutions, providing memory care and assisted living, skilled nursing care, and independent living apartments, all of which are needed in the City. The Osborn’s operations also include health and wellness facilities, office space, dining and food preparation areas, and other support services.

As detailed in our previous materials, The Osborn has petitioned the Council for an Amendment to the Rye Zoning Ordinance (the “Amendment”). This process was started with the Council in 2018, and has continued with numerous public hearings, discussions with staff, and meetings with the Planning Board, which issued a positive recommendation on the proposed Amendment. We last appeared before the Council in March of 2021, and have since taken the time to conduct additional studies and respond to all of the Council’s questions and comments, as detailed in our submission dated March 9, 2022.

The Osborn has updated its initial Traffic Impact Evaluation, dated February 17, 2021. The updated Traffic Impact Evaluation, dated May 18, 2022, is enclosed herewith. The revised evaluation shows that while current traffic levels are somewhat higher as we progress out of the pandemic, the anticipated impacts of potential development under the proposed zoning remain the same. In fact, updated figures from the Institute of Traffic Engineers indicate the impact of additional units at The Osborn may even be slightly less than projected in the previous evaluation.

We look forward to discussing these updated findings, as well as the previously submitted supplemental materials, at the May 25th City Council meeting. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink, appearing to read "Steve Wrabel". The signature is fluid and cursive, with the first name "Steve" written in a more abbreviated, stylized manner.

Steven Wrabel

cc: Greg G. Usry
Kristen Wilson, Esq.
Miriam Osborn Memorial Home Association

May 18, 2022

Mr. Matthew G. Anderson
President & CEO
The Osborn
101 Theall Road
Rye, New York 10580

Subject Traffic Evaluation – The Osborn – Future Expansion – Rye, New York

Dear Mr. Anderson:

As requested, we have completed this Traffic Evaluation for submission to the City of Rye describing existing roadway and traffic conditions, site traffic and additional traffic related to the potential future expansion of The Osborn senior residential and care facilities. Due to the pandemic conditions at the time of the first Traffic Evaluation dated February 17, 2021, this Traffic Evaluation is prepared to replace that Evaluation with new traffic counts conducted during the new normal conditions. In addition, a new trip generation manual, 11th Edition, was released by the Institute of Transportation Engineers (ITE) in 2021.

We understand that concerns were raised during The Osborn zoning public hearing that traffic from The Osborn expansion would further exacerbate traffic conditions on Osborn Road near the Osborn School during student drop-off and dismissal peak periods.

This new Traffic Evaluation provides sufficient information for the City to consider the anticipated order of magnitude of additional traffic to be generated by expansion at The Osborn, which would occur over a 10-year period. Based on the analysis detailed herein, we believe that this increase in Osborn-related traffic, which will add in the range of 5 vehicles during any peak hour on Osborn Road adjoining Osborn School, will have a minimal, if any, measurable impact on area roadways and nearby intersections during each of the peak hours observed.

Project Understanding

The Osborn has submitted a Zoning Amendment Petition to the City that could permit the addition of 130 new units/beds to the existing Campus. Access to The Osborn will remain unchanged, with the gated main access drive from Theall Road located near the northerly property line, a secondary gated access drive for residents and staff further to the south to Theall Road and a third access point to Old Post Road at Boston Post Road, which again is only for residents and staff. All visitors and deliveries are required to use the main access drive to Theall Road which will be maintained in the future.

At the time of the new traffic counts conducted at The Osborn, vehicles entering or existing the Campus utilized the main gated access drive at Theall Road. The other two access drives were closed at the time of all traffic counts.

Adjoining Roadways

Boston Post Road – This is designated U.S. Route 1; however, it is maintained by the City. It is a two-lane arterial, which includes turn lanes, sidewalks and curbing. It is a north-south roadway, with a double yellow centerline/partial painted median for most of its length in Rye. However, near the Business District Area it generally provides a four-lane cross section. It has a posted speed limit of 30 miles per hour. Land use is mostly residential near the site.

Theall Road – This is two-lane, north-south, City-maintained roadway. It begins to the south at the T-type intersection with Osborn Road and continues in a northerly direction with access to the Subject Property on the east side. It terminates to the north at a T-type intersection with Playland Access Drive. In the vicinity of the site frontage this 24-foot-wide roadway provides one travel lane in each direction, a sidewalk along most of the site frontage and a sidewalk on the opposite side of the road near a multi-family residential development to the intersection with Osborn Road. The Osborn Road intersection is STOP-controlled on the Osborn Road approach. Parking is restricted along the site frontage/east side of Theall Road; however, permits on-street parking along the west side generally along to the rear of 555 Theodore Fremd Avenue (office building) and the residential development located near the intersection of Osborn Road.

Osborn Road – This is generally an east-west, City-maintained roadway. It provides one travel lane in each direction, with a double yellow centerline and 14-foot wide lanes in each direction. The intersection of Osborn Road at Theall Road is controlled with a STOP sign on the southbound approach of Theall Road. Crosswalks are provided on two legs of this intersection. Note that Osborn School is located at the corner of Osborn Road/Boston Post Road and that corner is signalized. The City posted speed limit is 30 miles per hour for roads near the site.

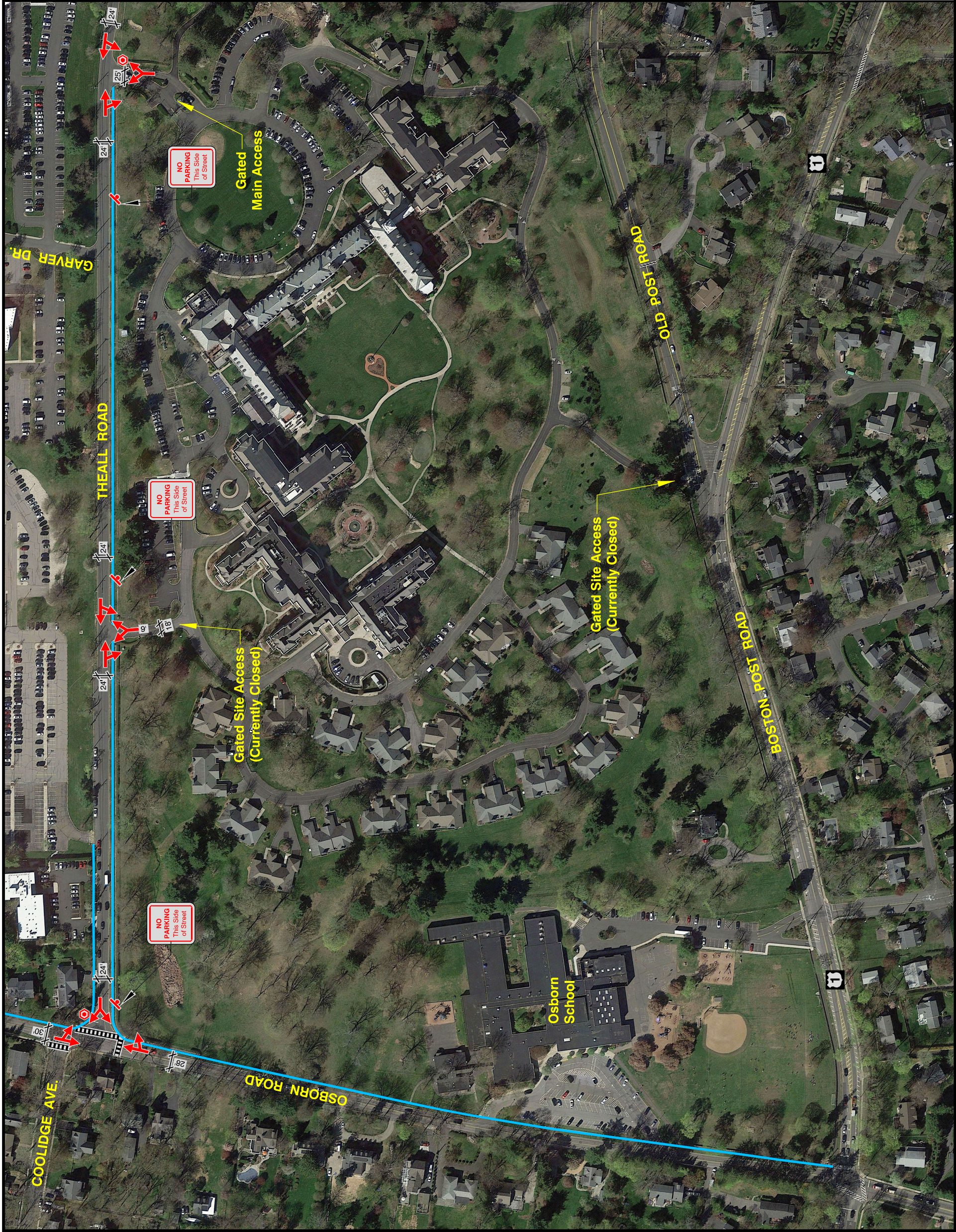
Old Post Road – This is a County Route beginning at the signalized intersection with Boston Post Road and continues in a north and west direction intersecting with Playland Access Drive, traversing Playland Parkway and continuing in a westerly direction intersecting with Theodore Fremd Avenue and continuing to the west and intersecting with Harrison Avenue. Figure 1 provides a graphic illustration of the site's location and includes the Theall Road frontage, Osborn Road, Old Post Road and Boston Post Road. Photographs of the Study Area intersections are included in the appendix of this Evaluation.

Traffic Volumes

New traffic counts were conducted by Hardesty & Hanover, LLC on May 3, 2022, when Schools were open at the following intersections:

- Osborn Road at Theall Road; and
- Theall Road at The Osborn Main Access Drive.

The results of the counts indicate that the weekday morning peak hour occurred between 7:45 and 8:45 A.M., the weekday mid-afternoon peak hour occurred between 3:00 and 4:00 P.M. the weekday afternoon peak hour occurs between 4:00 and 5:00 P.M. The traffic volumes were not adjusted, as they have reached the new normal traffic levels and patterns. The 2022 existing traffic volumes are illustrated on Figures 2 through 4 during the weekday morning, weekday mid-afternoon and weekday afternoon peak hours, respectively.



CURRENT
STREET SYSTEM CHARACTERISTICS

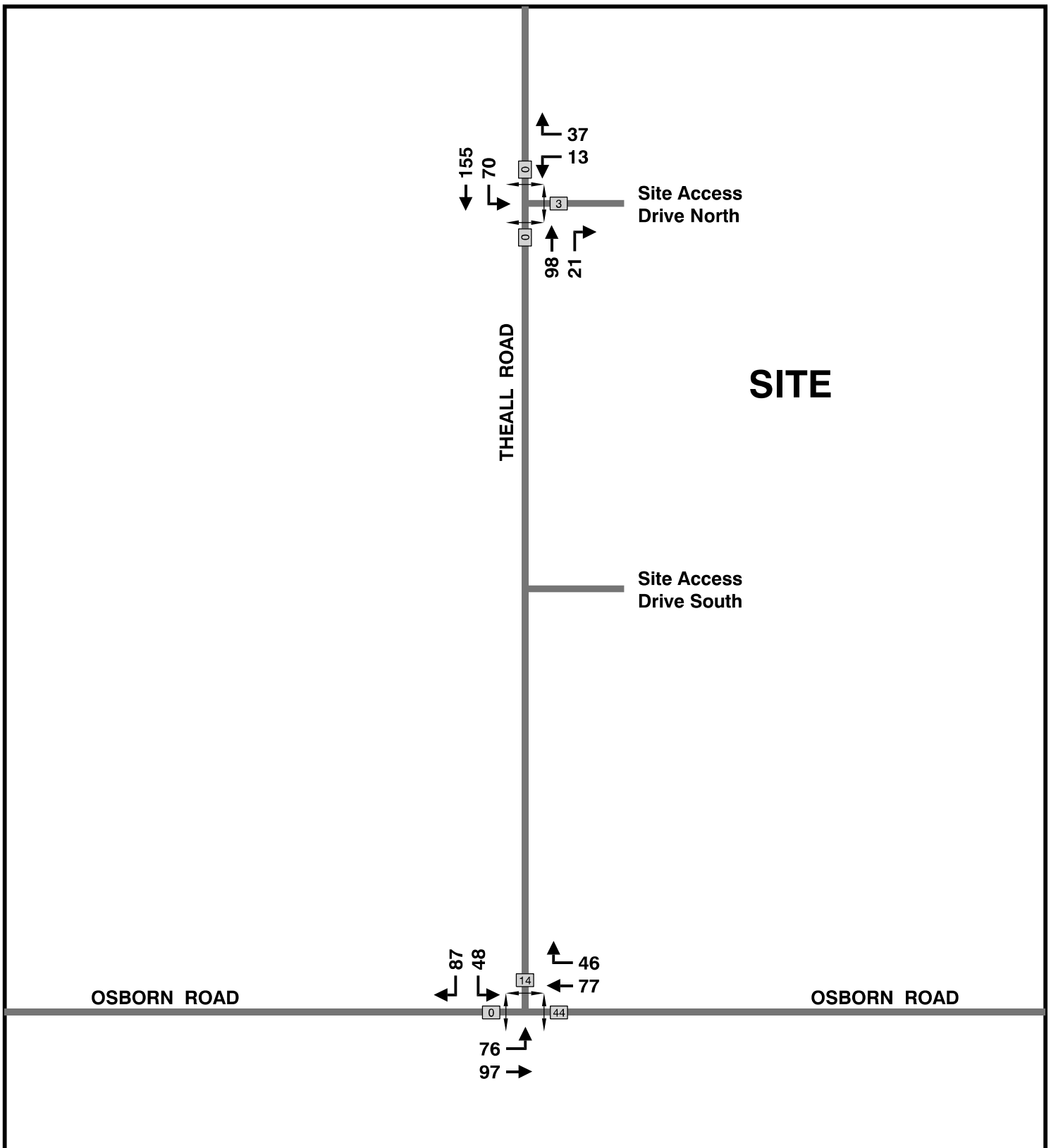
THE OSBORN
Rye, New York

Hardesty
& Hanover

1

Scale in Feet
200 150 100 50 0 200

5/17/22



LEGEND:

 Pedestrians

NOTES:

1. Turning movement counts conducted by Hardesty & Hanover, LLC on Tuesday, May 3, 2022 from 7:30 to 9:30 A.M.

**2022 EXISTING TRAFFIC VOLUMES
WEEKDAY MORNING PEAK HOUR
(7:45 to 8:45 A.M.)**

**THE OSBORN
Rye, New York**

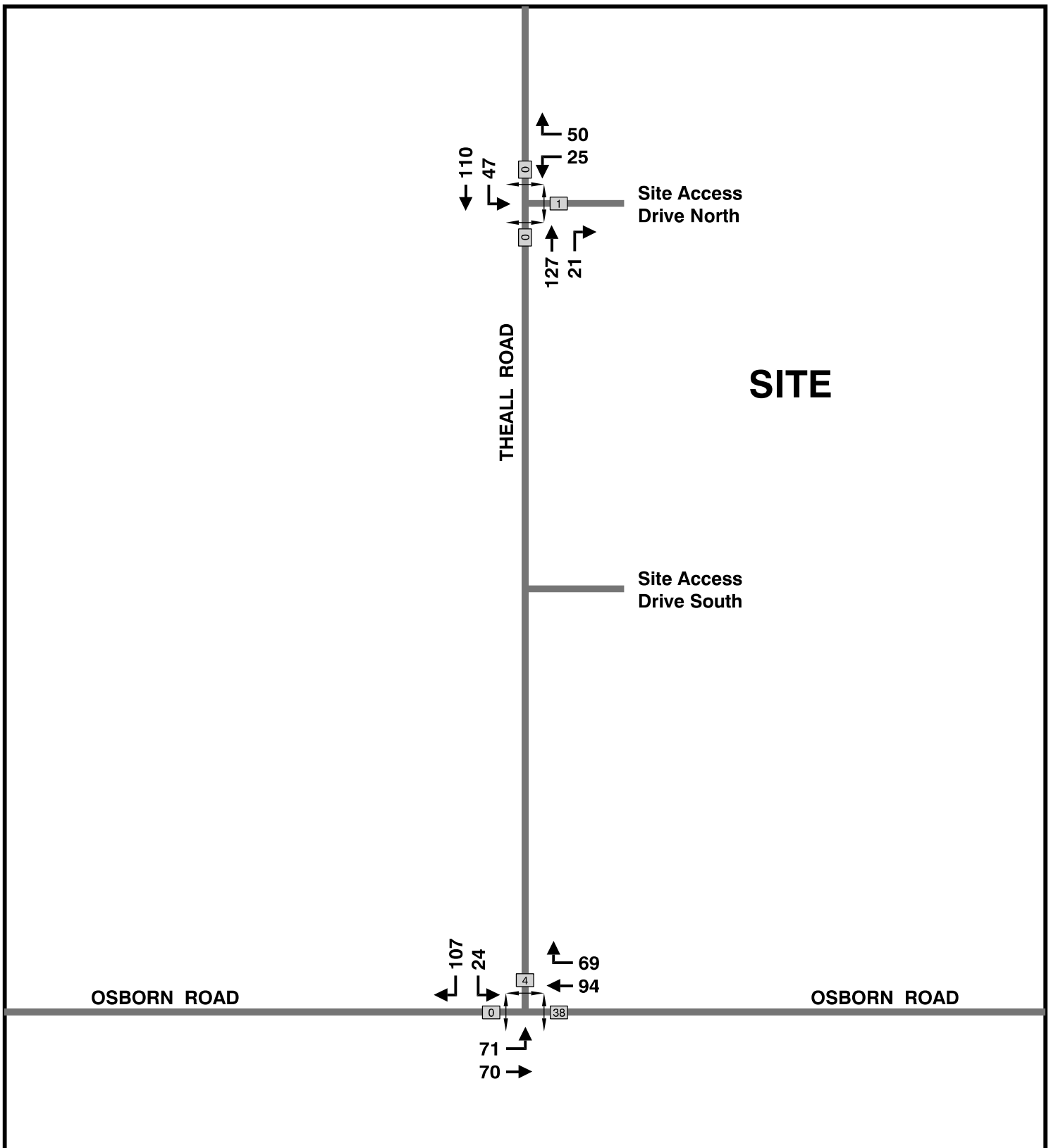


**Hardesty
& Hanover**

Not to Scale

2

5/17/22



LEGEND:

 Pedestrians

NOTES:

1. Turning movement counts conducted by Hardesty & Hanover, LLC on Tuesday, May 3, 2022 from 3:00 to 6:00 P.M.

2022 EXISTING TRAFFIC VOLUMES
WEEKDAY MID-AFTERNOON PEAK HOUR
(3:00 to 4:00 P.M.)

THE OSBORN
Rye, New York

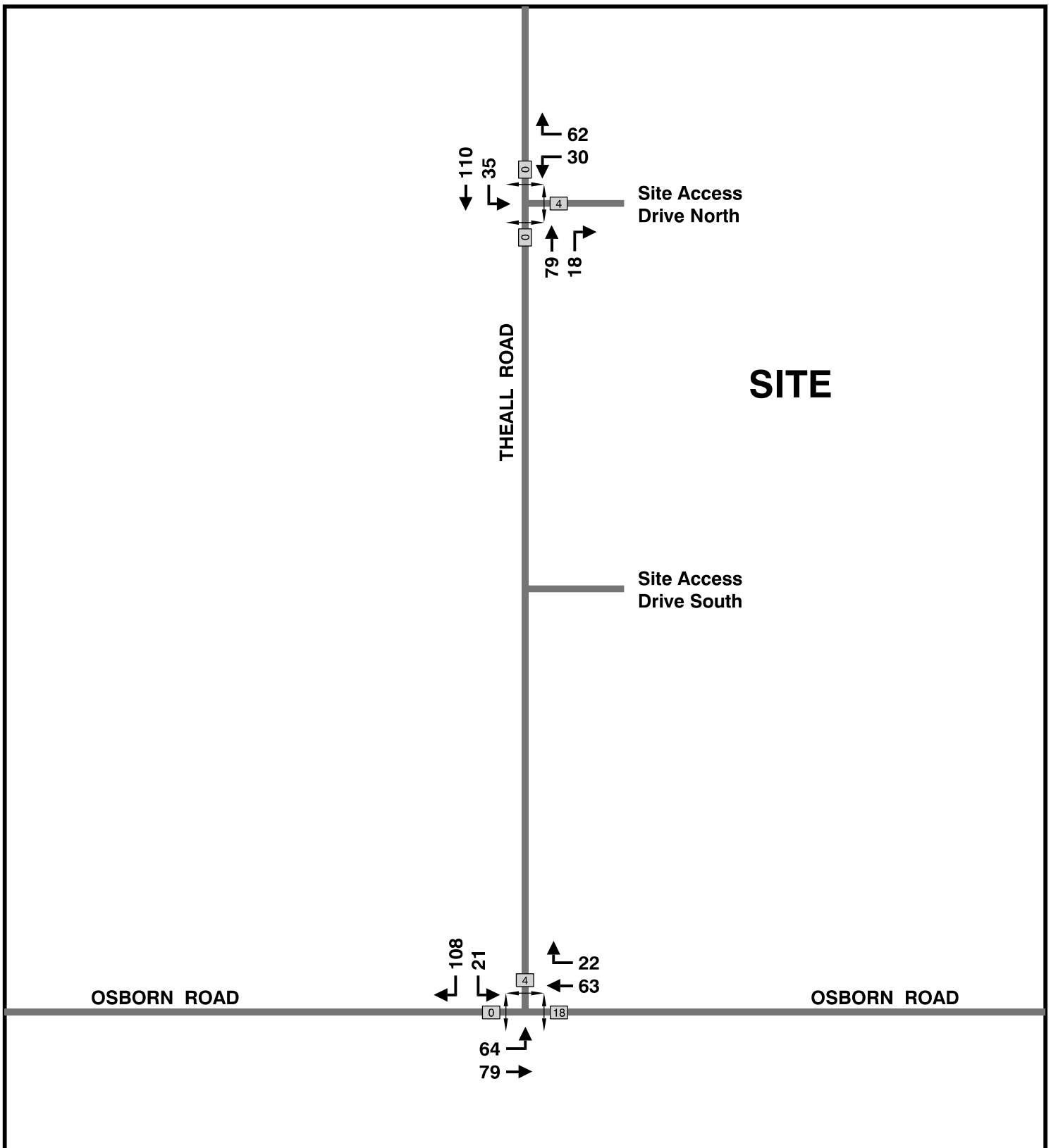


 **Hardesty
& Hanover**

Not to Scale

3

5/17/22



LEGEND:

Pedestrians

NOTES:

1. Turning movement counts conducted by Hardesty & Hanover, LLC on Tuesday, May 3, 2022 from 3:00 to 6:00 P.M.

**2022 EXISTING TRAFFIC VOLUMES
WEEKDAY AFTERNOON PEAK HOUR
(4:00 to 5:00 P.M.)**

**THE OSBORN
Rye, New York**



**Hardesty
& Hanover**

Not to Scale

4

5/17/22

In addition to the turning movement counts, an Automatic Traffic Recorder (ATR) was installed on Osborn Road along the Osborn School frontage from Tuesday, May 2 to Sunday, May 15, 2022. On Thursday, May 5th there was a two-way total of 2,573 vehicles during the 24-hour period, with 226 and 256 vehicles during the weekday morning peak hour from 8:00 to 9:00 A.M. and weekday afternoon peak hour from 3:00 to 4:00 P.M., respectively. Figure 5 illustrates the results of the ATR. Turning movement count and ATR data are provided in the appendix of this Evaluation.

School Impacts

This Traffic Evaluation does not provide any counts or analyses of the Osborn School activities at its access drives on Osborn Road. Field observations were conducted on Tuesday, May 10, 2022 at the Osborn School from 8:05 to 9:00 A.M. Students start arriving at 8:15 A.M. with most arriving via walking or dropped off by passenger vehicle. A total of three School buses were observed, with the large School bus using the Osborn Road access drive and the two mini-buses using the Boston Post Road access drive. Twice it was observed that the vehicle queues approaching the Boston Post Road/Osborn Road signalized intersection were to the School's access drives. Parents were observed parking on Osborn Road to drop-off, which reduced the roadway width to allow only one vehicle to pass at a time. The busiest times were from 8:40 to 8:50 A.M.

Future Site Traffic Generation

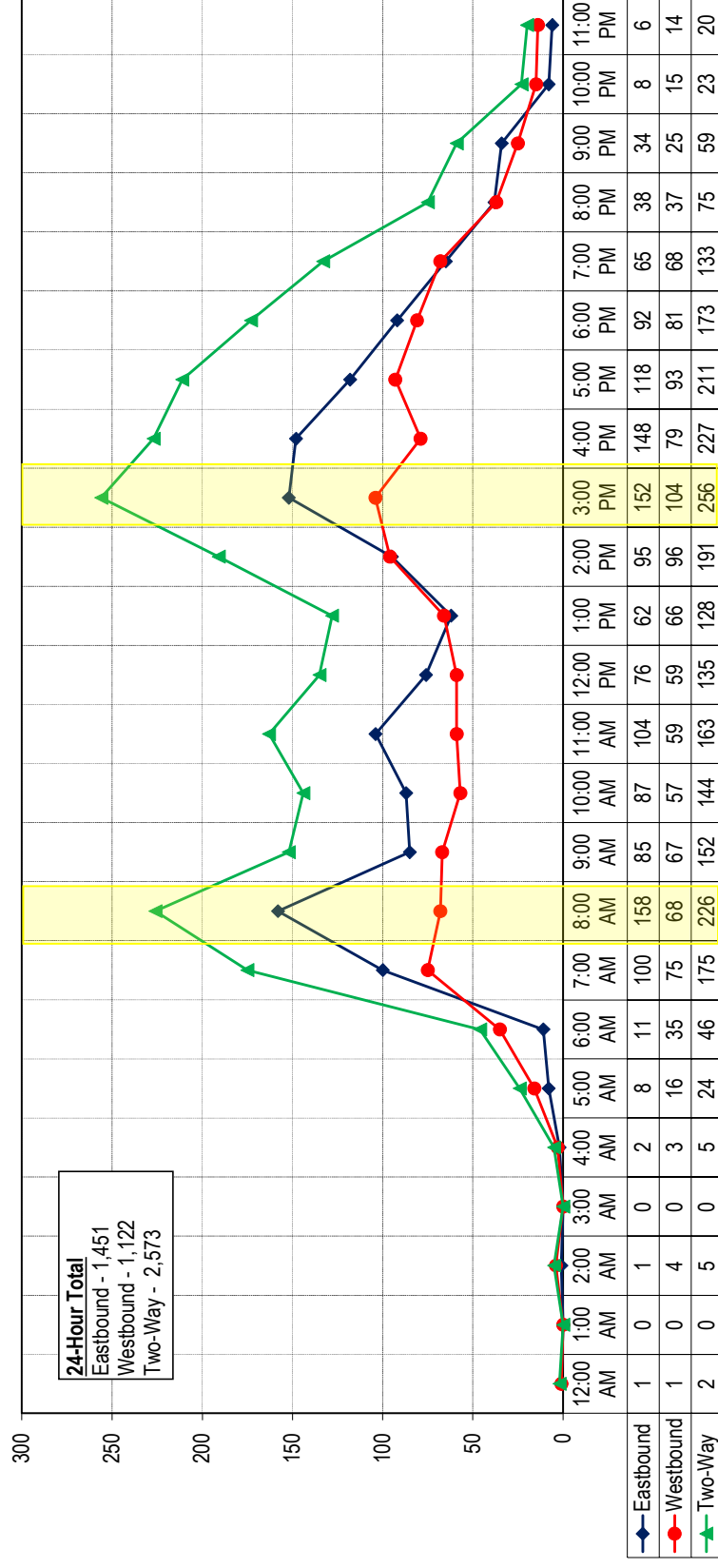
We have considered the addition of 50 beds for assisted living and 80 dwelling units for a senior adult housing development on-site over the next 10 years. Based on trip generation rates provided by the latest Institute of Transportation Engineers (ITE) and published in "Trip Generation," 11th Edition 2021, the assisted living expansion will generate 9, 17 and 12 vehicle trip ends during the weekday morning, weekday mid-afternoon and weekday afternoon peak hours, respectively. The 80 residential units for senior housing will add 16, 24 and 20 vehicle trip ends during the weekday morning, weekday mid-afternoon and weekday afternoon peak hours, respectively. Therefore, the total expansion traffic will be 25, 41 and 32 vehicle trip ends during the peak hours previously noted. Table 1 provides more details on entering and exiting traffic for each of these proposed land uses, which could occur over a 10-year period.

Assignment of Additional Site Traffic Generation

Based on a review of traffic patterns at the main access drive to The Osborn it is anticipated that new site traffic will have a similar pattern during peak hours. During the weekday morning peak hour 75 percent of the site traffic generation travels to and from The Osborn on Theall Road to and from the north towards Playland Access Drive. During the weekday mid-afternoon peak hour, which relates to the typical School dismissal time period, it was found that between 65 and 70 percent of the site traffic generation uses Theall Road toward Playland Access Drive. During the weekday afternoon peak hour it was again found that 65 to 70 percent of the site traffic generation travel to and from the site on Theall Road to the north towards Playland Access Drive. Therefore, during each time period most of the site traffic travels to and from the north on Theall Road and away from Osborn Road, the Osborn School and the Theall Road/Osborn Road intersection.

At the Theall Road/Osborn Road intersection traffic patterns indicate The Osborn future new site traffic would be limited to approximately 3 and 5 vehicle trips traveling in front the School on Osborn Road during the morning arrival and departure School peak hours, respectively. This estimate is based on applying 70

TWO-WAY HOURLY TRAFFIC VOLUMES - THURSDAY, MAY 5, 2022
OSBORN ROAD, WEST OF SCHOOL DRIVEWAY
 The Osborn
 Rye, New York



Source: Automatic Traffic Data Recorders, conducted by Hardesty & Hanover, LLC, from Tuesday, May 2 to Sunday, May 15, 2022.

Hardesty & Hanover, LLC
 May 2022

Figure 5

Table 1
SITE TRAFFIC GENERATION – PEAK HOURS
The Osborn
Rye, New York

LAND USE	SIZE	TRAFFIC DIRECTION	VEHICLE TRIP ENDS		
			Weekday Morning	Weekday Mid-Afternoon	Weekday Afternoon
Assisted Living	50 Beds	Enter	5	7	5
		Exit	<u>4</u>	<u>10</u>	<u>7</u>
		Total	9	17	12
Senior Adult Housing – Attached	80 Dwelling Units	Enter	5	13	11
		Exit	<u>11</u>	<u>11</u>	<u>9</u>
		Total	16	24	20
Total Site Traffic		Enter	10	20	16
		Exit	<u>15</u>	<u>21</u>	<u>16</u>
		Total	25	41	32

Sources: "Trip Generation," 11th Edition, published by the Institute of Transportation Engineers (ITE), 2021 using Assisted Living, Code #254 average rates and Senior Adult Housing – Attached, Code #252 average rates.

Note:

- 1) For the proposed independent living facility, the Senior Adult Housing – Attached land use was used, to be conservative.
- 2) The weekday afternoon peak hour of the generator ITE trip rates were used for the weekday mid-afternoon peak hour.

Hardesty & Hanover, LLC

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5/17/2022

percent (average) of new site traffic to Theall Road to the north, or in the future, to the other two access drives and Osborn Road towards Harrison indicates that up to approximately 5 new vehicle trips may pass the Osborn School during the School peak hours.

Potential Impacts

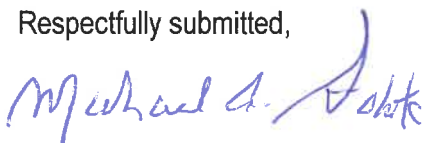
Based on an assessment of area roadways, observations and our knowledge of area roads indicate that Theall Road carries a very low level of traffic, with minimal, if any, traffic congestion throughout the day. During typical School pick-up and drop-off times there is a much higher level of traffic volume and congestion found on Osborn Road near the Osborn School entrance drives. This is further impacted by the fact that parents drop-off and pick-up students on Osborn Road and not on the Campus loop access drive located in front of the building. Based on our current observations, there is also short-term traffic congestion on Boston Post Road near the Osborn School. However, outside of the normal School arrival and dismissal time periods, traffic levels and any observed congestion are minimal on any of the nearby roads including Osborn Road, Boston Post Road, Old Post Road and Theall Road.

The potential to add 25, 41 and 32 vehicle trip ends to area roads during the three peak hours identified previously including Theall Road and to a much lesser degree on Osborn Road would be minimal and not result in any measurable increase in delay or potentially any change in Level of Service. Based on current traffic patterns at The Osborn main access drive and the split of traffic at the Theall Road/Osborn Road intersection it is estimated that approximately 5 vehicles will be added to Osborn Road in front of the Osborn School during peak hours.

Findings

Based on a review of current traffic patterns, traffic levels and estimates for additional site traffic due to the potential development of 50 assisted living beds and 80 residential units for senior adult housing over a 10 year period, the increase in site traffic, which will potentially use three access drives in the future, will have a minimal, if any, measurable impact on area roadways and nearby intersections during each of the peak hours. It is assumed the site driveways will continue to be controlled by gates limiting access to residents and staff at the two secondary driveways and visitors, deliveries, staff and residents at the main access drive to Theall Road. Further, it would only add in the range of 5 vehicles during any peak hour on Osborn Road adjoining Osborn School based on current traffic patterns. It is our opinion that there is no need for modifications to operations at any of the site access drives.

Respectfully submitted,



Michael A. Galante
Director of Traffic
Hardesty & Hanover, LLC

Enclosure

APPENDIX

PHOTOGRAPHS



The Osborn Access Drive West at Theall Road, Looking North



Theall Road at The Osborn Access Drive West, Looking East

January 18, 2021





Theall Road at The Osborn Access Drive West, Looking West



The Osborn Access Drive East at Theall Road, Looking North

January 18, 2021





Theall Road at The Osborn Access Drive East, Looking East



Theall Road at The Osborn Access Drive East, Looking West

January 18, 2021





Osborn Road at Theall Road, Looking North



Osborn Road at Theall Road, Looking South

January 18, 2021



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Exhibit 4



Theall Road at Osborn Road, Looking West

January 18, 2021



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Exhibit 5

TURNING MOVEMENT COUNTS

Study Name 1-Osborn Road at Theall Road

Start Date 05-03-2022

Start Time 7:30 AM

Site Code

Start Time	THEALL RD Southbound				OSBORN RD Westbound				OSBORN RD Eastbound			
	Left	Right	U-Turn	Through	Right	Through	U-Turn	Left	Through	U-Turn	Through	U-Turn
7:30 AM	6	20	0	14	2	14	0	21	25	0	25	0
7:45 AM	10	30	0	15	5	15	0	20	26	0	26	0
8:00 AM	8	23	0	21	7	21	0	15	20	0	20	0
8:15 AM	8	18	0	15	7	15	0	19	28	0	28	0
8:30 AM	22	16	0	26	27	26	0	22	23	0	23	0
8:45 AM	13	17	0	22	22	22	0	18	18	0	18	0
9:00 AM	4	18	0	17	2	17	0	14	9	0	9	0
9:15 AM	6	14	0	10	11	10	0	22	9	0	9	0
3:00 PM	6	26	0	32	34	32	0	13	18	0	18	0
3:15 PM	3	22	0	27	16	27	0	24	20	0	20	0
3:30 PM	8	30	0	21	14	21	0	21	23	0	23	0
3:45 PM	7	29	0	14	5	14	0	13	9	0	9	0
4:00 PM	5	17	0	18	6	18	0	22	15	0	15	0
4:15 PM	7	23	0	22	7	22	0	20	22	0	22	0
4:30 PM	7	34	0	14	2	14	0	8	21	0	21	0
4:45 PM	2	34	0	9	7	9	0	14	21	0	21	0
5:00 PM	5	31	0	18	1	18	0	18	23	0	23	0
5:15 PM	3	32	0	24	4	24	0	8	24	0	24	0
5:30 PM	5	23	0	23	3	23	0	24	22	0	22	0
5:45 PM	0	21	0	17	4	17	0	11	34	0	34	0

Hardesty & Hanover
5/18/2022

Study Name 1-Osborn Road at Theall Road

Start Date 05-03-2022

Start Time 7:30 AM

Site Code

Start Time	THEALL RD Southbound		OSBORN RD Westbound		OSBORN RD Eastbound	
	Peds CCW	Peds CW	Peds CCW	Peds CW	Peds CCW	Peds CW
7:30 AM	2	0	0	2	0	0
7:45 AM	0	1	3	2	0	0
8:00 AM	1	2	5	2	0	0
8:15 AM	1	2	8	0	0	0
8:30 AM	1	6	23	1	0	0
8:45 AM	0	0	1	8	0	0
9:00 AM	3	0	1	0	0	0
9:15 AM	0	0	1	0	0	0
3:00 PM	3	0	0	24	0	0
3:15 PM	0	0	1	5	0	0
3:30 PM	0	0	2	3	0	0
3:45 PM	0	1	3	0	0	0
4:00 PM	2	0	4	2	0	0
4:15 PM	0	2	1	5	0	0
4:30 PM	0	0	1	0	0	0
4:45 PM	0	0	0	5	0	0
5:00 PM	1	1	0	2	0	0
5:15 PM	0	1	1	1	0	0
5:30 PM	1	4	0	1	0	0
5:45 PM	0	3	0	0	0	0

Hardesty & Hanover

5/18/2022

Y:\Shared\Projects\05069-The Osborn Rye NY\500-Technical\50X-Template\Updated Report 4-13-22\Excel\1-Osborn_Road_at_Theall_Road__945384_05-03-2022_EDITED.xlsx

Study Name 2-Theall Road at Osborn Main Access Drive

Start Date 05-03-2022

Start Time 7:30 AM

Site Code

Start Time	THEALL RD Southbound			OSBORN MAIN ACCESS DRIVE Westbound			THEALL RD Northbound		
	Left	Thru	U-Turn	Left	Right	U-Turn	Thru	Right	U-Turn
7:30 AM	25	29	0	3	7	0	19	6	0
7:45 AM	29	48	0	5	15	0	21	8	0
8:00 AM	12	32	0	2	12	0	22	2	0
8:15 AM	18	35	1	2	6	0	19	4	0
8:30 AM	10	40	0	4	4	0	36	7	0
8:45 AM	19	34	0	3	3	0	39	8	0
9:00 AM	14	27	0	3	7	0	14	3	0
9:15 AM	17	21	0	5	3	0	18	10	0
3:00 PM	14	25	0	5	8	0	40	5	0
3:15 PM	19	26	0	4	7	0	36	3	0
3:30 PM	5	31	0	8	17	0	31	9	0
3:45 PM	9	28	0	8	18	0	20	4	0
4:00 PM	11	18	1	9	19	0	24	6	0
4:15 PM	8	25	0	9	13	0	31	4	0
4:30 PM	8	34	0	5	20	0	14	3	0
4:45 PM	7	33	0	7	10	0	10	5	0
5:00 PM	9	31	0	4	20	0	29	1	0
5:15 PM	2	29	0	5	14	0	20	3	0
5:30 PM	5	21	0	5	9	0	30	2	0
5:45 PM	6	23	1	3	6	0	17	5	0

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5/18/2022

Study Name 2-Theall Road at Osborn Main Access Drive

Start Date 05-03-2022

Start Time 7:30 AM

Site Code

Start Time	THEALL RD Southbound		OSBORN MAIN ACCESS DRIVE Westbound		THEALL RD Northbound	
	Peds CCW	Peds CW	Peds CCW	Peds CW	Peds CCW	Peds CW
7:30 AM	0	0	0	0	0	0
7:45 AM	0	0	0	0	0	0
8:00 AM	0	0	0	0	0	0
8:15 AM	0	0	0	2	0	0
8:30 AM	0	0	1	0	0	0
8:45 AM	0	0	2	1	0	0
9:00 AM	0	0	2	0	0	0
9:15 AM	0	0	1	0	0	0
3:00 PM	0	0	0	0	0	0
3:15 PM	0	0	0	0	0	0
3:30 PM	0	0	0	0	0	0
3:45 PM	0	0	0	1	0	0
4:00 PM	0	0	0	0	0	0
4:15 PM	0	0	0	1	0	0
4:30 PM	0	0	0	0	0	0
4:45 PM	0	0	1	2	0	0
5:00 PM	0	0	1	1	0	0
5:15 PM	0	0	0	0	1	0
5:30 PM	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0

Hardesty Hanover

5/18/2022

AUTOMATIC TRAFFIC RECORDER

TRAFFIC DATABANK LLC

716 SOUTH SIXTH AVENUE
MT. VERNON NY 10550

Site Code:
Station ID:
OSBORN RD
W. of Boston Pl
Latitude: 0' 0.0000 Undefined

Start Time	5/2/2022		Tue		Wed		Thu		Fri		Weekday Average		Sat		Sun	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
12:00 AM	*	*	*	*	1	4	1	1	9	4	4	3	7	8	1	4
01:00	*	*	*	*	3	1	0	0	3	1	2	1	0	0	1	4
02:00	*	*	*	*	1	0	1	4	0	0	1	1	0	1	1	1
03:00	*	*	*	*	0	0	0	0	3	0	1	0	0	1	0	2
04:00	*	*	*	*	3	2	2	3	0	1	2	2	0	1	0	0
05:00	*	*	*	*	4	14	8	16	2	6	5	12	2	1	0	1
06:00	*	*	*	*	13	41	11	35	19	20	14	32	4	7	1	6
07:00	*	*	*	*	91	63	100	75	98	48	96	66	14	23	5	19
08:00	*	*	163	79	169	73	158	68	186	78	169	74	37	39	3	28
09:00	*	*	62	63	59	58	85	67	71	52	69	60	38	53	5	36
10:00	*	*	54	38	77	52	87	57	99	70	79	54	62	60	12	40
11:00	*	*	93	56	75	49	104	59	69	55	85	55	44	53	15	48
12:00 PM	*	*	95	59	70	61	76	59	83	74	81	63	68	79	20	45
01:00	*	*	76	60	70	58	62	66	74	68	70	63	64	61	10	48
02:00	*	*	90	85	93	89	95	96	105	83	96	88	59	63	2	46
03:00	*	*	163	92	140	70	152	104	125	83	145	87	30	45	13	53
04:00	*	*	126	83	94	63	148	79	87	66	114	73	24	58	6	65
05:00	*	*	121	91	120	76	118	93	87	72	112	83	13	45	8	56
06:00	*	*	80	58	97	66	92	81	67	55	84	65	7	38	3	40
07:00	*	*	66	56	85	59	65	68	57	39	68	56	4	35	4	40
08:00	*	*	45	30	35	36	38	37	36	39	38	36	6	21	1	26
09:00	*	*	24	14	19	17	34	25	21	19	24	19	2	16	3	10
10:00	*	*	11	4	14	11	8	15	9	18	10	12	3	11	0	4
11:00	*	*	3	6	4	5	6	14	11	10	6	9	1	11	3	3
Total	0	0	1367	951	1337	968	1451	1122	1321	961	1375	1014	489	730	117	625
Day	2318		2305		2573		2282		2389		1219		742			
AM Peak	-	-	08:00	08:00	08:00	08:00	07:00	07:00	08:00	08:00	08:00	08:00	10:00	10:00	11:00	11:00
Vol.	-	-	163	79	169	73	158	75	186	78	169	74	62	60	15	48
PM Peak	-	-	15:00	15:00	14:00	14:00	15:00	15:00	15:00	14:00	15:00	14:00	12:00	12:00	12:00	16:00
Vol.	-	-	163	92	140	89	152	104	125	83	145	88	68	79	20	65

TRAFFIC DATABANK LLC

716 SOUTH SIXTH AVENUE
MT. VERNON NY 10550

Site Code:
Station ID:
OSBORN RD
W. of Boston Pl
Latitude: 0' 0.0000 Undefined

Start Time	5/9/2022		Tue		Wed		Thu		Fri		Weekday Average		Sat		Sun	
	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB
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01:00	0	0	1	1	1	1	1	0	0	0	1	0	1	6	3	4
02:00	1	2	1	1	1	0	2	0	1	0	1	2	0	4	2	2
03:00	0	0	0	0	0	1	0	0	0	2	0	1	1	0	4	1
04:00	1	2	1	1	3	2	3	2	1	1	2	2	0	1	0	1
05:00	7	12	11	12	2	13	4	13	8	8	6	12	1	0	4	1
06:00	25	30	17	18	17	33	16	36	16	18	18	27	8	6	4	5
07:00	40	42	103	68	109	51	93	60	101	40	89	52	14	19	16	14
08:00	8	8	168	67	151	69	178	75	191	79	139	60	44	34	45	32
09:00	1	3	58	59	64	61	58	48	48	61	46	46	45	51	44	38
10:00	0	0	88	59	69	38	66	69	71	52	59	44	68	64	82	63
11:00	41	44	83	57	72	60	69	64	87	72	70	59	85	86	77	64
12:00 PM	51	52	91	67	81	50	72	56	94	69	78	59	73	71	69	57
01:00	48	56	77	53	74	64	79	53	81	66	72	58	85	64	54	54
02:00	18	25	79	91	94	73	89	99	112	72	78	72	107	82	62	69
03:00	16	20	167	88	153	87	152	80	134	98	124	75	75	75	84	67
04:00	46	55	103	84	117	83	130	95	136	77	106	79	83	83	74	66
05:00	51	58	123	74	148	109	136	75	108	78	113	79	47	62	61	58
06:00	36	39	89	61	118	79	107	73	74	67	85	64	61	50	51	57
07:00	46	51	84	59	82	61	76	65	49	47	67	57	39	26	46	51
08:00	35	38	41	33	54	35	56	53	38	26	45	37	34	40	40	34
09:00	18	18	29	14	28	19	27	22	26	32	26	21	21	27	15	24
10:00	8	8	20	10	12	10	19	11	16	17	15	11	14	15	6	8
11:00	2	2	9	6	13	12	11	13	11	16	9	10	21	19	*	*
Total	499	565	1444	984	1464	1015	1445	1065	1410	999	1251	928	933	890	858	774
Day	1064		2428		2479		2510		2409		2179		1823		1632	
AM Peak Vol.	11:00	11:00	08:00	07:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	08:00	11:00	11:00	10:00	11:00
	41	44	168	68	151	69	178	75	191	79	139	60	85	86	82	64
PM Peak Vol.	12:00	17:00	15:00	14:00	15:00	17:00	15:00	14:00	16:00	15:00	15:00	16:00	14:00	16:00	15:00	14:00
	51	58	167	91	153	109	152	99	136	98	124	79	107	83	84	69

Comb. Total	1064	4746	4784	5083	4691	4568	3042	2374
ADT	ADT 1,998	AADT 1,998						

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EVANS V. BREWSTER (1920-2005)

AMANDA L. BROSY
MEREDITH A. LEFF

March 9, 2022

CHARLES A. GOLDBERGER
EDMUND C. GRAINGER, III
MICHAEL A. ZAMAT
COUNSEL

Honorable Mayor Josh Cohn and Members of the City Council
City of Rye
1050 Boston Post Road
Rye, New York 10580

Re: The Osborn
101 Theall Road
Zoning Text Amendment

Dear Mayor Cohn and Members of the City Council:

This office represents the Miriam Osborn Memorial Home Association (“The Osborn”), the owner and operator of 101 Theall Road (the “Property”), which is the home of The Osborn’s senior living community. Since the original Osborn building was first opened in 1908, The Osborn has operated on the Property for 114 years and become one of Rye’s oldest and most important institutions. Its services include memory care and assisted living, skilled nursing care, and independent living apartments. The Osborn’s operations also include health and wellness facilities, office space, dining and food preparation areas, and other support services.

The Property at issue is quite unique within the City. While located in the R-2 “One-Family” Zoning District, the Property is governed by a Declaration of Covenants and Restrictions adopted in conjunction with the City of Rye nearly 30 years ago. As was previously discussed at great length, the senior living landscape has changed dramatically in those 30 years. Consequently, the current zoning standards for The Osborn would not allow for it to construct facilities in keeping with modern programming and standards of care, which are necessary for The Osborn to remain competitive in the modern marketplace.

To address these issues, The Osborn has petitioned the Council for a Zoning Text Amendment (the “Amendment”) to the City of Rye Zoning Ordinance (the “Zoning Ordinance”). This Amendment will serve to codify The Osborn’s land use controls within the Zoning Ordinance, rather than a separate document. The Amendment is also intended to create a framework for the City to review future proposals from The Osborn, by establishing a new Special Permit use and standards for the Rye Planning Commission to enforce on future projects.

Because this petition has been pending before the Council for an extended period of time, we wished to briefly recap the history of this proposal with the City, as we feel it will provide greater insight into the legislation now before the Council. The Osborn has also taken steps to address each of the issues raised by the Council following our last appearance.

Purpose of Zoning Amendment / Petition History

As we have described previously in detail, The Osborn is facing a rapidly-evolving senior living landscape, driven by advancing technology, an aging populace, changing market trends, and increasing competition throughout Westchester and Fairfield Counties. To remain competitive and meet the anticipated needs of this marketplace, The Osborn has determined that greater flexibility is needed for future projects on its campus. To that end, The Osborn developed a proposed Amendment, establishing a new “R-2 Senior Living Facilities” Special Permit use, together with zoning standards and regulations.

The Petition was submitted to the Council in November 2018. After two meetings, the Petition was then referred to the Rye Planning Commission for its recommendation. The Osborn spent nearly a year working with the Planning Commission on the language of the Amendment, finding a balance that would ensure The Osborn’s future stability while establishing proper zoning standards and requirements to ensure appropriate design. After numerous revisions and modifications, the Planning Commission issued a positive report back to the Council, recommending the adoption of the Amendment.

The Osborn returned to the Council following this recommendation the spring of 2020 to begin the public hearing process. Throughout that process, The Osborn has attended numerous meetings with the Council and with surrounding neighbors. The Osborn further took the initiative to host webinars, circulate mailers, conduct site walks, and create a webpage ([¹](http://www.theosborn.org/zoning)) and email address ([²](mailto:zoning@theosborn.org)) for neighbors to reference Petition materials and get in touch with The Osborn.

This process resulted in a number of additional changes from The Osborn to accommodate the concerns of neighbors and the Council, by placing additional limitations and requirements on the proposed Special Permit use. Since beginning these discussions with the City, The Osborn has now decreased the requested floor area ratio, increased required setbacks, reduced permitted height and building placement within its campus, and imposed strict screening requirements. Unprecedented special setbacks have also been proposed to maintain the open space near Osborn Road. A Comparative Zoning Table, summarizing the changes made to the Amendment over the course of this review, is attached hereto as Schedule A, which shows how the proposed Amendment has grown more restrictive throughout this process. This table further demonstrates how the proposed Amendment imposes greater restrictions on building height, setbacks,³ and landscaping than what is currently required for the Property. See also, Zoning Setback Map, dated March 2021, attached hereto as Schedule B, which graphically depicts proposed setback requirements for the Property.

¹ Now www.theosborn.org/envision

² Now envisionteam@theosborn.org

³ The only lesser yard requirement is the limited “incursion” area with a 100’ setback, which is heavily restricted.

The Osborn also retained Hardesty & Hanover, LLC to conduct a traffic study. Hardesty & Hanover's report, dated February 17, 2021, determined that even with increased development pursuant to the proposed Amendment, there will be "minimal, if any, measurable impacts to traffic operations near or at the site."

In fact, the biggest traffic concerns in this area are generated primarily by pick-up and drop-off at The Osborn School (the "School"), which the Petition does not affect. Even though The Osborn is not a significant traffic contributor, The Osborn has still offered mitigation options to the City and the School to improve overall traffic congestion in the area.⁴ This is in keeping with The Osborn's long history of community engagement in Rye.

Responses to Most Recent Comments

These supplemental studies and revisions to the Amendment were submitted to the Council in early 2021 for evaluation and discussion. We last appeared before the Council in March 2021 for a review of these items, at which time The Osborn addressed various comments from the Council and the public. The Council also asked The Osborn to address additional topics with subsequent further studies and answers to specific questions. Following the meeting, The Osborn has worked with its residents and consultants to generate materials responsive to the Council's questions. With that in mind, we wish to respond to those issues as follows:

1. *Confirm no new entrances or exits are proposed for The Osborn campus.*

There are no new entrances or exits proposed as part of the Petition.

2. *Can parking lot setbacks of 240 feet be provided from Osborn Road, with full evergreen screening? Can 100-foot parking lot setbacks be provided from Boston Post Road with full evergreen screening?*

The Osborn has committed to parking setbacks of 240 feet from Osborn Road, and is willing to impose an additional evergreen screening requirement for parking lots facing Osborn Road to ensure appropriate screening of vehicles. The Osborn is also willing to provide a 100-foot setback requirement for parking spaces from Boston Post Road, as well as an evergreen screening requirement for those spaces.

3. *Can permitted building heights be reduced even further to four stories / 48 feet and five stories / 60 feet for the part of The Osborn Property that directly faces Osborn Road (not behind the School)? This would still leave 12 feet per floor.*

The Osborn may currently construct buildings anywhere on the Property within the existing 160-foot setbacks, up to five stories and 75 feet in height. In the proposed Amendment, we are proposing to impose greater limitations on the Property, by reducing maximum heights based on setbacks to four stories at 60 feet or five stories and 65 feet, which is consistent with the current

⁴ As detailed in our February 19, 2021 letter to the Council, The Osborn has offered to contribute funds toward an independent study of traffic issues in this area, and has further offered reasonable access to areas of The Osborn's Property for the School to ameliorate traffic issues based on the findings of this study.

buildings on The Osborn's campus. Setbacks will also generally be increased so as to push buildings further from residential areas.

Further reductions in permitted heights would not be viable on the Property. Sloped roofs will likely be utilized as an architectural feature for some, if not all, future buildings to fit the visual context of the existing Osborn campus. This will require additional height beyond typical height per floor.

4. *What could a "maximum development" plan look like if the Amendment is adopted? Please provide a breakdown of square footage to show building distribution.*

The Osborn has spent significant time working with its consultants, in conversation with its residents, to generate the enclosed Illustrative Site Diagram from RLPS Architects, dated March 7, 2022 (the "Site Diagram"). This drawing illustrates where future buildings and site improvements could be located if The Osborn were to utilize all available FAR within development areas permitted under the proposed Amendment. The Site Diagram takes into account parking, building spacing, and landscaping requirements included in the Petition, as well as general site logistics.

The Osborn has also retained Towers Golde LLC, a planning and landscape architecture firm, to prepare a supplemental concept planting plan for the southern perimeter of the campus, as had been previously discussed with the Council and in keeping with the screening and landscaping requirements included in the Amendment. Towers Golde then generated summer and winter visual simulations from five viewpoints along Osborn, Boston Post and Theall Roads looking towards the new and existing landscape and buildings shown in the Site Diagram and concept planting plan. These materials clearly demonstrate that development under the proposed zoning will be generally consistent with the existing character of the surrounding neighborhood and the current Osborn campus.

5. *Can the Petitioner propose language to ensure preservation of the "campus" effect facing Boston Post Road?*

The Osborn has proposed explicit language to achieve this very effect. Specifically, the Amendment calls for maintaining the 160-foot setback from Boston Post Road and mandates that required yards facing single-family residences, as is the case along Boston Post Road "be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening."

The Osborn's most recent revisions to the Amendment added the explicit requirement that screening must be "in keeping with the existing setting". It is equally important to The Osborn that the campus-like quality of its facilities is maintained for its residents and the community at large.

6. *Will The Osborn commit to maintaining its arboretum status?*

The Osborn is committed to maintaining the arboretum character of the campus consistent with current criteria established by its arboretum accreditor organization.

7. *Can The Osborn provide garage space to Rye EMS?*

The Osborn has offered a parking space with electric hookup, and a supporting staff area to Rye EMS, free of charge, for staging of an emergency vehicle and associated personnel. It is our understanding from Rye EMS that they have decided to pursue an alternate location and no longer wish to use this space.

8. *Provide information related to property values.*

In response to comments from neighbors asserting negative effects on their property values from this Amendment, DTS Provident has undertaken a detailed analysis of residential sale prices surrounding The Osborn over nearly 40 years, including before, during, and after development of The Osborn's Pathway 2000 plan, which included the construction of multistory apartment buildings, duplex garden homes, a skilled nursing facility, and site infrastructure.

DTS Provident's analysis shows that similar scaled development on this very Property did not result in any detriment to surrounding property values. In fact, valuations have consistently risen since the beginning and completion of this major construction project.

9. *Provide data on The Osborn's residents and patients, and their relationship to Rye.*

The Osborn's records indicate approximately 20%-25% of Osborn residents in the independent living, assisted living, and skilled nursing facilities are former Rye residents or related to Rye families. Approximately 60% of the patients served by Osborn Home Care are Rye residents, and approximately 75% of outpatients assisted by The Osborn Outpatient Rehabilitation program are Rye residents.

Conclusion

It is our strong belief that the Amendment before the Council, which has been subject to years of discussion, is a well-considered piece of legislation benefitting from the input from neighbors, the City Council, the Planning Commission, City staff, and expert consultants. As is clearly shown on the Zoning Comparison Table, the current Amendment is the product of numerous revisions on The Osborn's part to address concerns from neighboring property owners. In making these changes The Osborn will greatly condense areas for future development on The Osborn's campus. Nevertheless, we feel that this Amendment will provide the necessary flexibility for The Osborn to address its needs in the future so that this historic institution may continue to thrive and serve the Rye community.

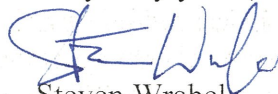
We wish to reiterate that this Amendment does not provide The Osborn with any form of site plan approval. Rather, the proposed legislation will merely create a zoning framework for the Planning Commission to review a proposal from The Osborn. That process itself will require further public hearings, expert analysis, and thorough review.

We are pleased to submit the following materials in support of this Petition:

1. Illustrative Site Diagram prepared by RLPS Architects, dated March 7, 2022;
2. Campus Perimeter Concept Planting Plan - South and Views of Existing Conditions and Illustrative Simulations prepared by Towers Golde LLC, dated March 7, 2022; and
3. Proposed Osborn Zoning Amendments and Residential Property Values analysis prepared by DTS Provident, dated March 2022.

We look forward to continuing the public hearing and discussion of the proposed Amendment with the Council at its March 16, 2022 meeting. Thank you for your consideration.

Very truly yours,



Steven Wrabel

cc: Greg G. Usry
Kristen Wilson, Esq.
Miriam Osborn Memorial Home Association

**CITY COUNCIL
CITY OF RYE, NEW YORK**

LOCAL LAW NO. ____-2022

**A LOCAL LAW TO REVISE THE ZONING ORDINANCE
OF THE CITY OF RYE**

Be it enacted by the City Council of the City of Rye as follows:

Section One. Section 197-86 of the City of Rye Zoning Ordinance shall be amended by adding a new section (15) entitled “R-2 Senior Living Facilities” to Table A, Column 2, under the heading “R-1, R-2, R-3, R-4, R-5, R-6, RS and RT Districts”, which shall state as follows:

(15) R-2 Senior Living Facilities. In the R-2 District, an age restricted, multi-family residential facility in a campus setting providing a variety of housing types, including, but not limited to: independent living units, assisted living facilities, ambulatory services, and domiciliary care facilities, with healthcare support, including but not limited to availability of accessible units and assistance for residents with activities of daily living, and including other appropriate ancillary and accessory uses typically found in senior residential communities including, but not limited to, communal space, associated office space, equipment storage, residences for staff, support facilities, food preparation and service facilities, provided that:

- (a) Residents of R-2 Senior Living Facilities shall be limited to: (i) a single person 55 years of age or older; (ii) two or three persons, all of whom are 55 years of age or older; (iii) a married couple, live-in companion, or partner, one of which is 55 years of age or older; (iv) the surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; and (v) one adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.

[1] Notwithstanding the foregoing, up to four (4) dwelling units within the community may be set aside to be occupied by a superintendent, building manager, or other staff member and their family, to which the limitations on occupancy set forth above shall not apply.

[2] Persons under the age of 55 not specifically permitted to be occupants shall not be permitted to be permanent residents of dwelling units. For the purposes of this section, a “permanent resident” shall mean any person who resides within the dwelling for more than three consecutive weeks or in excess of 30 days in any calendar year, or has listed the residence as an abode for any purpose whatsoever, including, but not limited to, enrollment in public or private schools. Temporary occupancy by guests of families shall be

permitted, provided that such occupancy does not exceed a total of 30 days in any calendar year.

[3] The limitations on occupancy shall be included in the marketing materials for the development as well as within the rules and regulations or terms of any leases, bylaws or covenants and restrictions for the development. Violations of the limitations on occupancy shall be enforceable by the City of Rye Building Inspector against the owner or lessee or the agent of any of them and shall be punishable by a fine of \$250 per day or by imprisonment not exceeding 15 days, or by both such fine and imprisonment. Exceptions to these regulations shall be granted if any limitations are determined to be in violation of any state or federal law.

[4] The Planning Commission shall have the right to require that the owner execute agreements and covenants as it may deem to be required during any site plan approval process as it may reasonably deem to be required to ensure compliance with the stated intent of this section. Said agreements or covenants shall be recorded in the office of the Westchester County Clerk and constitute a covenant running with the land. Such covenant or agreement may be modified or released only as set forth in said covenant or agreement or by the City Council.

- (b) The site for an R-2 Senior Living Facility shall have a minimum of 50 contiguous acres.
- (c) The floor area ratio shall not exceed 0.45.
- (d) Lot building coverage shall not exceed 15% and total impervious coverage shall not exceed 35%.
- (e) Building height shall not exceed four (4) stories or 60 feet. Where proposed buildings are set back at least 240 feet from the all property lines and wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum building height may be increased to five (5) stories and 65 feet.
- (f) There shall be a minimum yard requirement of 160 feet for front yards and a minimum yard requirement of 160 feet for side and rear yards.

[1] Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening, and shall contain no buildings or storage. Nothing in this Chapter shall prohibit the placement of stormwater management facilities, sidewalks, gardening and passive recreation features, and/or access drives within the required minimum yard.

[2] The minimum yard requirement from Osborn Road shall be 300 feet.

[3] Where an R-2 Senior Living facility adjoins or is located across the street from a use other than a single-family residence, Senior Citizens Apartment (RA-5 District), or school, required yard setbacks may be reduced to no less

than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 30% of the total area between each yard line and the standard 160-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 160 feet shall be maintained from Old Boston Post Road.

[4] The provisions of § 197-52 shall not apply to R-2 Senior Living Facilities.

- (g) Notwithstanding the provisions of the foregoing paragraph (f), new parking areas and roadways may be located in required yards, but in no case shall a parking area or non-access roadway be located closer than 40 feet to a property line or 240 feet to a property line bordering Osborn Road.
- (h) There shall be a minimum distance of 20 feet between all buildings. Notwithstanding the foregoing, buildings may be connected by exterior paved pathways or interior corridors. The provisions of § 197-70 shall not apply to R-2 Senior Living Facilities.
- (i) For independent living units in R-2 Senior Living Facilities, the minimum amount of residential floor area in each unit shall be 750 square feet for one bedroom units, 900 square feet for two bedroom units, and 1,100 square feet for three bedroom units. For assisted living units, the minimal amount of residential floor area shall be 200 square feet. The provisions of § 197-44.B shall not apply to R-2 Senior Living Facilities.
- (j) On any lot used for an R-2 Senior Living Facility, at least 60% of the property shall be preserved as open space. The provisions of § 197-68 shall not apply to R-2 Senior Living Facilities.
- (k) Off-street parking for R-2 Senior Living Facilities shall be provided as follows:
 - [1] For independent living units: 1.0 spaces per dwelling unit.
 - [2] For assisted living, skilled nursing, nursing home, and memory care facilities: 0.25 spaces per bed.
- (l) The provisions of Chapter 197, Attachment 1, entitled “Table A: Residence Districts” shall not apply to R-2 Senior Living Facilities.
- (m) The provisions of § 197-8.A and C shall not apply to R-2 Senior Living Facilities.
- (n) Notwithstanding any of the foregoing, any building, structure or use existing on the effective date of this section which does not conform to the provisions of this section may be continued subject to the requirements of Article III of this chapter.

Section Two. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Three. This Local Law shall take effect immediately upon filing with the Secretary of State.

**CITY COUNCIL
CITY OF RYE, NEW YORK**

LOCAL LAW NO. ____-202~~10~~

**A LOCAL LAW TO REVISE THE ZONING ORDINANCE
OF THE CITY OF RYE**

Be it enacted by the City Council of the City of Rye as follows:

Section One. Section 197-86 of the City of Rye Zoning Ordinance shall be amended by adding a new section (15) entitled “R-2 Senior Living Facilities” to Table A, Column 2, under the heading “R-1, R-2, R-3, R-4, R-5, R-6, RS and RT Districts”, which shall state as follows:

(15) R-2 Senior Living Facilities. In the R-2 District, an age restricted, multi-family residential facility in a campus setting providing a variety of housing types, including, but not limited to: independent living units, assisted living facilities, ambulatory services, and domiciliary care facilities, with healthcare support, including but not limited to availability of accessible units and assistance for residents with activities of daily living, and including other appropriate ancillary and accessory uses typically found in senior residential communities including, but not limited to, communal space, associated office space, equipment storage, residences for staff, support facilities, food preparation and service facilities, provided that:

- (a) Residents of R-2 Senior Living Facilities shall be limited to: (i) a single person 55 years of age or older; (ii) two or three persons, all of whom are 55 years of age or older; (iii) a married couple, live-in companion, or partner, one of which is 55 years of age or older; (iv) the surviving spouse of a person 55 years of age or older, provided that the surviving spouse was duly registered as a resident of the development at the time of the elderly person's death; and (v) one adult 18 years of age or older residing with a person who is 55 years of age or older, provided that said adult is essential to the long-term care of the elderly person as certified by a physician duly licensed in New York State.

[1] Notwithstanding the foregoing, up to four (4) dwelling units within the community may be set aside to be occupied by a superintendent, building manager, or other staff member and their family, to which the limitations on occupancy set forth above shall not apply.

[2] Persons under the age of 55 not specifically permitted to be occupants shall not be permitted to be permanent residents of dwelling units. For the purposes of this section, a “permanent resident” shall mean any person who resides within the dwelling for more than three consecutive weeks or in excess of 30 days in any calendar year, or has listed the residence as an abode for any purpose whatsoever, including, but not limited to, enrollment in public or private schools. Temporary occupancy by guests of families shall be

permitted, provided that such occupancy does not exceed a total of 30 days in any calendar year.

[3] The limitations on occupancy shall be included in the marketing materials for the development as well as within the rules and regulations or terms of any leases, bylaws or covenants and restrictions for the development. Violations of the limitations on occupancy shall be enforceable by the City of Rye Building Inspector against the owner or lessee or the agent of any of them and shall be punishable by a fine of \$250 per day or by imprisonment not exceeding 15 days, or by both such fine and imprisonment. Exceptions to these regulations shall be granted if any limitations are determined to be in violation of any state or federal law.

[4] The Planning Commission shall have the right to require that the owner execute agreements and covenants as it may deem to be required during any site plan approval process as it may reasonably deem to be required to ensure compliance with the stated intent of this section. Said agreements or covenants shall be recorded in the office of the Westchester County Clerk and constitute a covenant running with the land. Such covenant or agreement may be modified or released only as set forth in said covenant or agreement or by the City Council.

(b) The site for an R-2 Senior Living Facility shall have a minimum of 50 contiguous acres.

(c) The floor area ratio shall not exceed 0.45.

(d) Lot building coverage shall not exceed 15% and total impervious coverage shall not exceed 35%.

(e) Building height shall not exceed four (4) stories or 60 feet. Where proposed buildings are set back at least 240 feet from the all property lines and wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum building height may be increased to five (5) stories and ~~75~~65 feet.

(f) There shall be a minimum yard requirement of 160 feet for front yards and a minimum yard requirement of 160 feet for side and rear yards.

[1] Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening, and shall contain no ~~parking buildings, or storage, or other program use~~. Nothing ~~herein in this Chapter~~ shall prohibit the placement of stormwater management facilities, sidewalks, gardening and passive recreation features, and/or access drives within the required ~~setback~~minimum yard.

[2] ~~The minimum yard requirement from Osborn Road. Where an R-2 Senior Living Facility is located across a non-State, non-County, or non-federally-~~

~~designated road from a one-family district, the minimum required setback from that road shall be 240-300 feet.~~

[3] Where an R-2 Senior Living facility adjoins or is located across the street from a use other than a single-family residence, Senior Citizens Apartment (RA-5 District), or school, required yard setbacks may be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 30% of the total area between each yard line and the standard 160-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 160 feet shall be maintained from Old Boston Post Road.

[4] The provisions of § 197-52 shall not apply to R-2 Senior Living Facilities.

- (g) Notwithstanding the provisions of the foregoing paragraph (f), New parking areas and roadways may be located in required yards, but in no case shall a parking area or non-access roadway be located closer than 40 feet to a property line or 240 feet to a property line bordering Osborn Road.
- (h) There shall be a minimum distance of 20 feet between all buildings. Notwithstanding the foregoing, buildings may be connected by exterior paved pathways or interior corridors. The provisions of § 197-70 shall not apply to R-2 Senior Living Facilities.
- (i) For independent living units in R-2 Senior Living Facilities, the minimum amount of residential floor area in each unit shall be 750 square feet for one bedroom units, 900 square feet for two bedroom units, and 1,100 square feet for three bedroom units. For assisted living units, the minimal amount of residential floor area shall be 200 square feet. The provisions of § 197-44.B shall not apply to R-2 Senior Living Facilities.
- (j) On any lot used for an R-2 Senior Living Facility, at least 60% of the property shall be preserved as open space. The provisions of § 197-68 shall not apply to R-2 Senior Living Facilities.
- (k) Off-street parking for R-2 Senior Living Facilities shall be provided as follows:
 - [1] For independent living units: 1.05 spaces per dwelling unit.
 - [2] For assisted living, skilled nursing, nursing home, and memory care facilities: 0.25 spaces per bed.
- (l) The provisions of Chapter 197, Attachment 1, entitled “Table A: Residence Districts” shall not apply to R-2 Senior Living Facilities.
- (m) The provisions of § 197-8.A and C shall not apply to R-2 Senior Living Facilities.
- (n) Notwithstanding any of the foregoing, any building, structure or use existing on the effective date of this section which does not conform to the provisions of this section may be continued subject to the requirements of Article III of this chapter.

Section Two. If any section, subsection, clause, phrase or other portion of this Local Law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate distinct and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Three. This Local Law shall take effect immediately upon filing with the Secretary of State.

Schedule A - Zoning Comparison Table

Comparative Zoning Table

Zoning Standard	The Osborn - Existing Conditions	1993 Declaration	R-2 District	RA-6 District (St. Regis Residences)	Proposed Local Law (Nov. 2018)	Proposed Local Law (rev. Mar. 2020)	Proposed Local Law (rev. Feb. 2021)
Max FAR	0.26	0.3	0.2	0.75	0.5	0.45	0.45
Min. Lot Size	55.79 ac 2,430,182 sf	50 ac	.5 ac / family	2,500 sf / family	50 ac	50 ac	50 ac
Min. Yards (ft)						(f)	(j)
Front	174 (a)	160	35	150 (d)	150 (c)	160 (g, h)	160 (k, l)
One side	161 (b)	160	15	50	50	160 (g, h)	160 (k, l)
Two sides		-	40	100			
Rear	161 (c)	160	40	50	50	160 (g, h)	160 (k, l)
Max. Height							
Stories	5	5	2.5	4	5	4 / 5 (i)	4 / 5 (m)
Feet	64	75	32	45	60	60 / 75 (i)	60 / 65 (m)
Max. Building Coverage	11.53%	15%	-	35%	20%	15%	15%
Max. Site Impervious Coverage	26.50%	30%	-	-	35%	35%	35%

Notes

- (a) Pre-1993 building - 120 feet
- (b) Pre-1993 building - 53 feet
- (c) Pre-1993 building - 120 feet
- (d) Per §197 Table A, note (k), "The required front yard setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 15% of the total area between the front yard line and the standard 150' setback."
- (e) Proposed - Required front yard setbacks may be reduced to no less than 60 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be no more than 25% of the total area between the front yard line and the standard 150-foot setback. Notwithstanding the foregoing, for all new buildings and structures, a minimum setback of 150 feet shall be maintained from Old Boston Post Road.
- (f) Proposed - Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping so as to provide effective visual screening, shall contain no parking, storage or other program use, may contain stormwater management facilities, and shall be crossed only by sidewalks and access drives.
- (g) Proposed - Where an R-2 Senior Living Facility is located across a non-State, non-County, or non-federally-designated road from a one-family district, the minimum required setback from that road shall be 240 feet.
- (h) Proposed - Where an R-2 Senior Living Facility adjoins or is located across the street from other than a single-family residence or school, the required setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 30% of the total area between each yard line and the standard 160' setback.
- (i) Proposed - Where proposed buildings are set back a minimum of 240 feet from a boundary line and can be wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum height may be increased to 5 stories, 75 feet.
- (j) Proposed - Where an R-2 Senior Living Facility adjoins or is located across the street from a single-family residence or school, the required yard shall be planted and maintained with appropriate landscaping in keeping with the existing setting so as to provide effective visual screening and shall contain no permanent structures or storage. Such required yard may contain stormwater management facilities, sidewalks and other passive recreation features, and access drives.
- (k) Proposed - The minimum yard requirement from Osborn Road shall be 300 feet. The minimum required setback from Osborn Road for parking or non-access roadways shall be 240 feet.
- (l) Proposed - Where an R-2 Senior Living Facility adjoins or is located across the street from other than a single-family residence, senior apartment or school, the required yard setback can be reduced to no less than 100 feet, provided that the maximum permitted area of the encroachment of the structure into this reduced setback shall be less than 30% of the total area between each yard line and the standard 160' setback.
- (m) Proposed - Where proposed buildings are set back a minimum of 240 feet from a boundary line and can be wholly located within an area of said setback that can contain a horizontal square with 200-foot sides, the permitted maximum height may be increased to 5 stories, 65 feet.

Schedule B - Zoning Setback Map

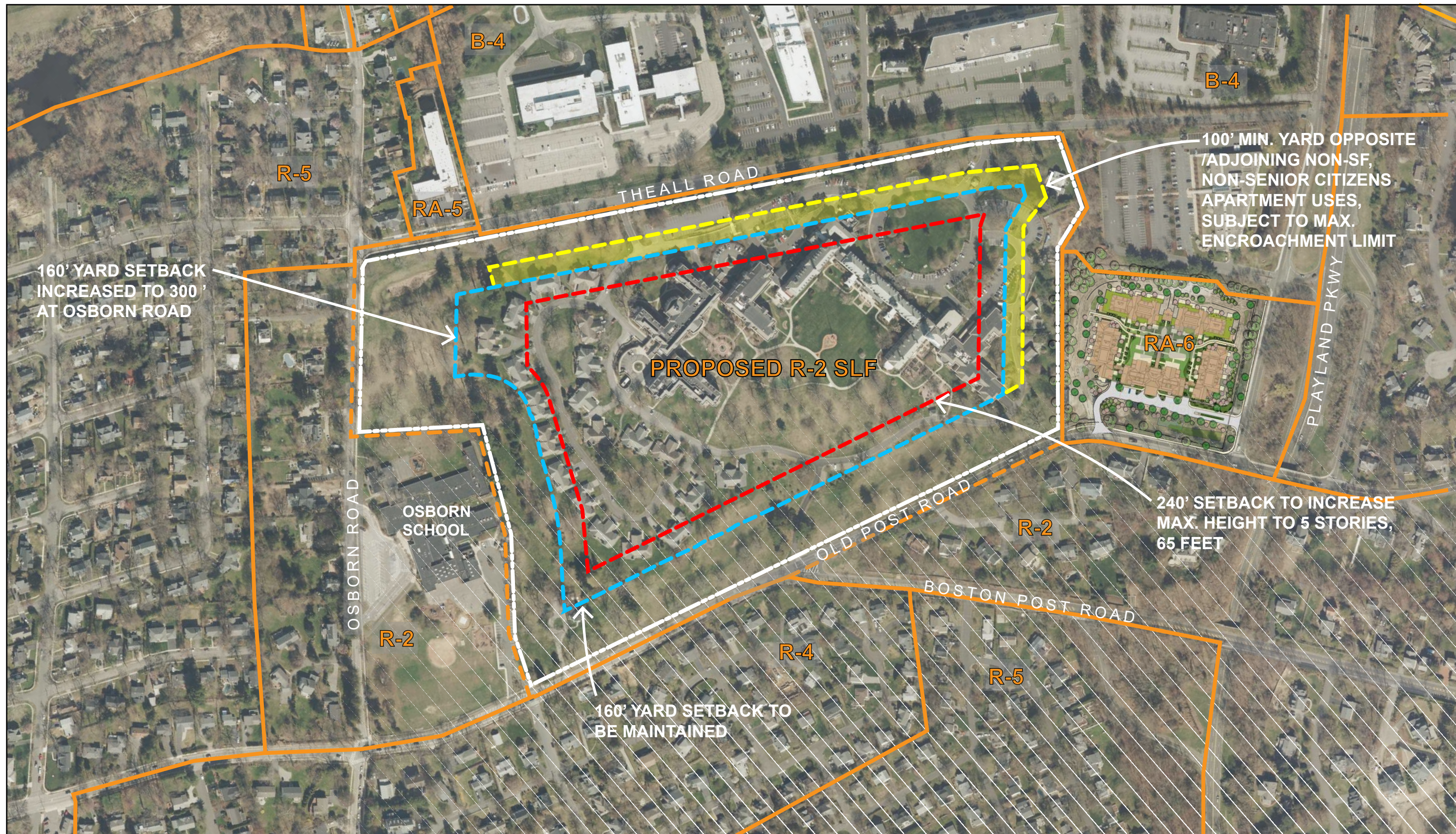


Exhibit A - Illustrative Concept Plan



Exhibit B - Planting Plan and Renderings

The Osborn
Rye, New York

Concept Planting Plan and Views to Campus

As stated in The Osborn's Zoning Petition, since its founding over 100 years ago "trees have always been integral elements of the Osborn campus plan." In coordination with its architect's Illustrative Site Diagram included at Tab 2, The Osborn commissioned landscape architect Towers Golde to prepare a concept plan for perimeter tree plantings to augment the existing trees at the south end of its campus. These trees would be a mix of deciduous and evergreen species, consistent with and complementary to the existing Osborn trees that help to create its parklike setting. See Figure 1-1, *Campus Perimeter Concept Planting Plan – South*.

In response to the City Council's request, Towers Golde also prepared a series of views to the Osborn campus from five viewpoints along the south perimeter, including three views along Osborn Road and one each along Boston Post Road and Theall Road. See Viewpoints A through E as marked on Figure 1-1. Two existing photos and two illustrative visual simulations are provided for each viewpoint:

- Existing Conditions – Summer
- Illustrative Simulation – Summer
- Existing Conditions – Winter
- Illustrative Simulation - Winter

The Illustrative Simulations include the supplemental perimeter tree plantings from the Towers Golde concept plan and the potential building locations and heights from the Illustrative Site Diagram as may be seen from the five viewpoints. See Figures 1-2 through 1-21.

Future site plan applications for new Osborn improvements would include detailed site plans, landscape plans, and building plans and elevations as required by the Rye Planning Commission. Illustrative simulations would also be prepared to depict the then-proposed plantings and buildings from appropriate viewpoints.



Campus Perimeter Concept Planting Plan – South

THE OSBORN - RYE, NEW YORK

DATE: MARCH 7, 2022









































Exhibit C - Property Value Analysis

The Osborn
Rye, New York

Proposed Osborn Zoning Amendments and Residential Property Values

The Rye City Council has requested that The Osborn provide information related to its proposed zoning amendment's potential effect on nearby residential property values in response to concerns voiced by residents during public hearings. As detailed in its March 2020 Zoning Petition ("Zoning Petition"), The Osborn believes that both its landscaped campus and the community-oriented activities and outreach it has engaged in since its founding in 1908 have had and continue to have beneficial effects on the surrounding neighborhood and the City of Rye. To address the City Council's request, however, we offer the following analysis of nearby residential property sales prices recorded over the past 37 years.

As also described in the Zoning Petition, in 1991 The Osborn began a comprehensive planning process to renovate and construct buildings on its campus to create a sustainable senior living community with independent and assisted living opportunities and skilled nursing services. After securing the required approvals from the City of Rye, The Osborn's Pathway 2000 program was constructed in a series of phased projects from 1994 through 2002. The new Pathway 2000 improvements included 20 duplex garden homes, three multistory apartment buildings, resident common areas, a skilled nursing facility and supporting site infrastructure.

Through the on-line portal for the Westchester County Clerk (<https://wro.westchesterclerk.com/>), we compiled the deeds for the 92 transfers for consideration that were recorded between 1984 and 2021 for 44 residential properties located proximate to The Osborn campus. See Fig. No. 1, Map of Nearby Residential Properties, showing the subject properties. As of 1984 in the Rye area, the Westchester County Recording and Endorsement Page recorded with each deed included the reported consideration paid or sales price.

Sales prices recorded by year for each of the subject properties are shown in Attachment A. Corresponding endorsement pages are provided in Attachment B. As all properties within the study area are different, and house attributes on individual properties may change over time, we have not sought to analyze the sales data for individual properties or individual years. We have instead aggregated the compiled data into two graphs:

- Osborn-Proximate Single-Family Homes - Recorded Sales Prices by Year (Fig. No. 2)
 - A colored vertical line indicates the reported sale price of each property for which a transfer for consideration was recorded from 1984 to 2021.
 - The number of transfers per year varied from zero to five during that period.
 - Properties for which no transfers for consideration occurred during the study period (of which there were six) do not appear on this graph.
 - The Osborn Pathway 2000 construction period is noted as occurring between 1994 and 2002.
 - Recorded sales prices ranged from an average of approximately \$251,000 in 1984 (three transfers) to approximately \$1,945,000 in 2021 (two transfers).

- Osborn-Proximate Single-Family Homes – Changes in Reported Sales Price By Property Over Time (Fig. No. 3)
 - A colored dot represents the reported sales price for each property for which a transfer for consideration was recorded from 1984 to 2021.
 - Where more than one transfer for consideration was recorded for a property, a line of the same color connects that property's dots.
 - Properties for which no transfers for consideration occurred during the study period (of which there were six) do not appear on this graph.
 - The Osborn Pathway 2000 construction period is noted as occurring between 1994 and 2002.
 - Of the approximately 54 paired recorded transfers for consideration for individual properties (a sale followed by a subsequent sale) during the study period, only two show a lower sales price for the second sale, and only one of those overlaps the Pathway 2000 period.

We believe that both graphs show a generally upward movement in sales prices for residential properties proximate to The Osborn between 1984 and 2021. This increase in prices may well be due to a combination of factors, including individual property improvements, the Rye community, and the single-family real estate market over time. It does not appear from the graphs, however, that the construction or subsequent occupancy of The Osborn's Pathway 2000 buildings beginning in 1994 has had an ascribable effect on that generally upward movement of nearby residential sales prices.

Under the 1993 Declaration of Covenants and Restrictions¹, The Osborn's 55.79-acre site is subject to a maximum floor area ratio ("FAR") of 0.30, which would currently allow for the construction of approximately 97,000 square feet of new buildings. Buildings are limited to a height of five stories or

¹ See Osborn Zoning Petition section V.I.B.

seventy-five (75) feet and may be located no closer than 160 feet of its boundaries, which extend along Boston Post Road, Osborn Road and Theall Road. All new Osborn building and site improvements would be required to obtain site plan approval from the Rye Planning Commission.

Per its proposed Zoning Petition to the City Council, The Osborn seeks to increase its permitted FAR to 0.45 in combination with increasing minimum building setbacks, reducing permitted building heights along the site perimeter, and specifying requirements for perimeter landscape plantings among other “R-2 Senior Living Facilities” zoning provisions. These provisions, proposed to provide greater physical and visual separation between new Osborn buildings and neighboring properties than the 1993 Declaration required, have undergone numerous revisions since February 2019 with input from the City Council, the Planning Commission, and the public.

Potential locations for future Osborn buildings and site improvements are shown on the Illustrative Site Diagram. All future improvements will be documented in detail, submitted for Planning Commission site plan review, and constructed in phases to become integrated components of The Osborn and the surrounding community, as were the buildings, landscaping and sitework comprising the earlier Pathway 2000 improvements. Based on the foregoing analysis and The Osborn’s ongoing commitments to its residents, neighbors and the City of Rye, we do not anticipate any significant effects on sales prices for surrounding residential properties from The Osborn’s proposed zoning amendments or future improvements that would be constructed under those zoning provisions.

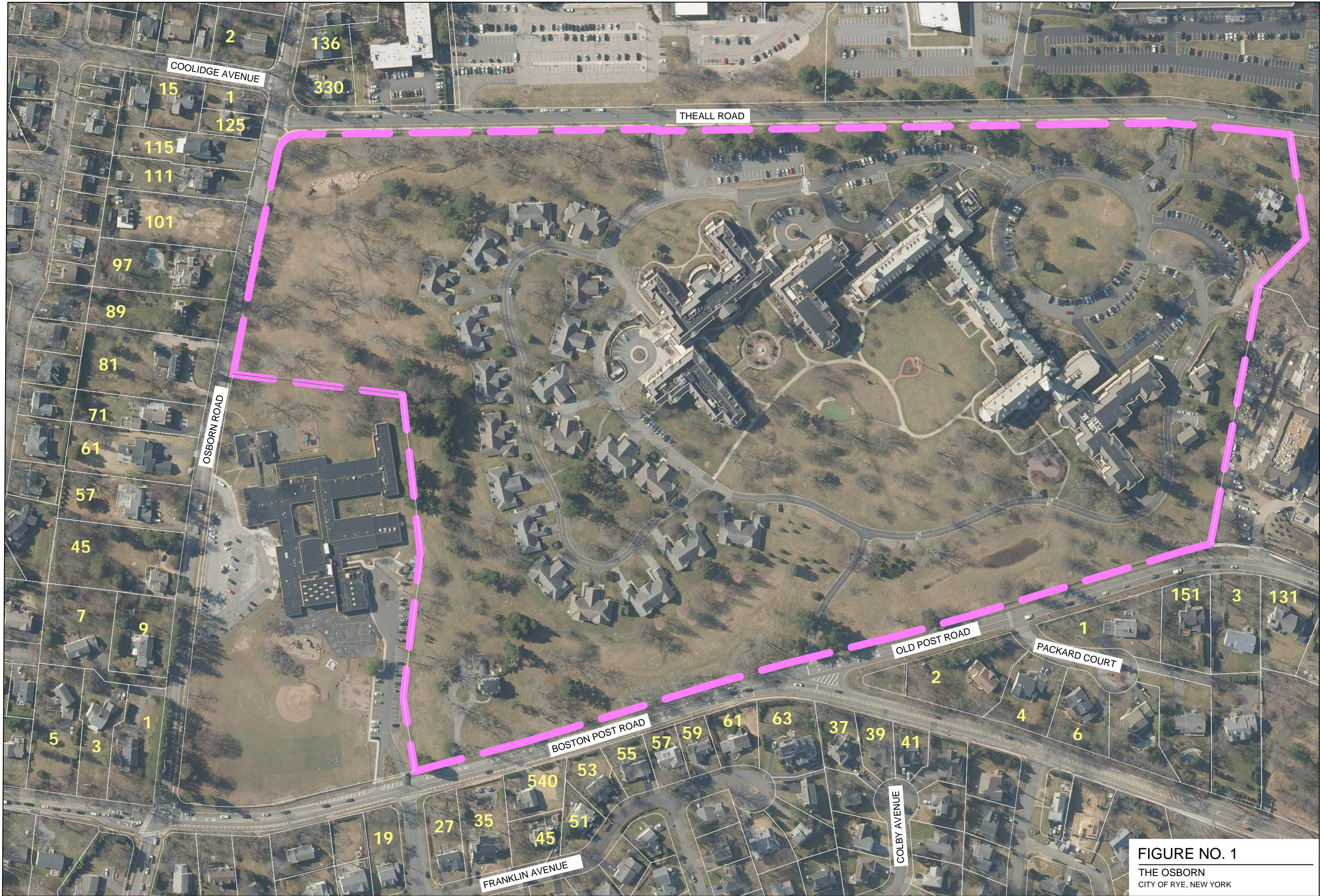


FIGURE NO. 1
THE OSBORN
CITY OF RYE, NEW YORK

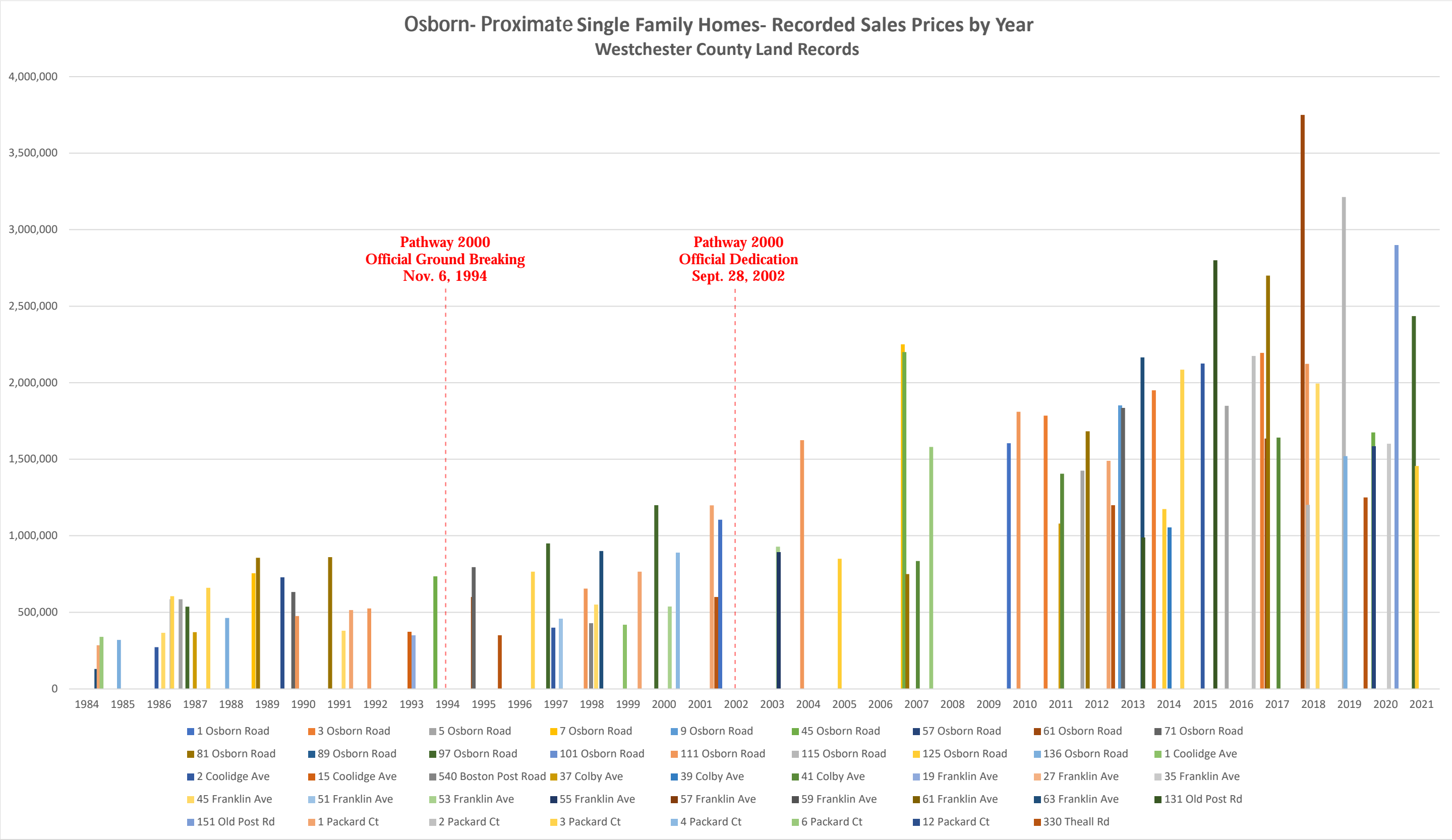


Figure No. 2

Osborn- Proximate Single Family Homes - Change in Recorded Sales Prices by Property Over Time
Westchester County Land Records

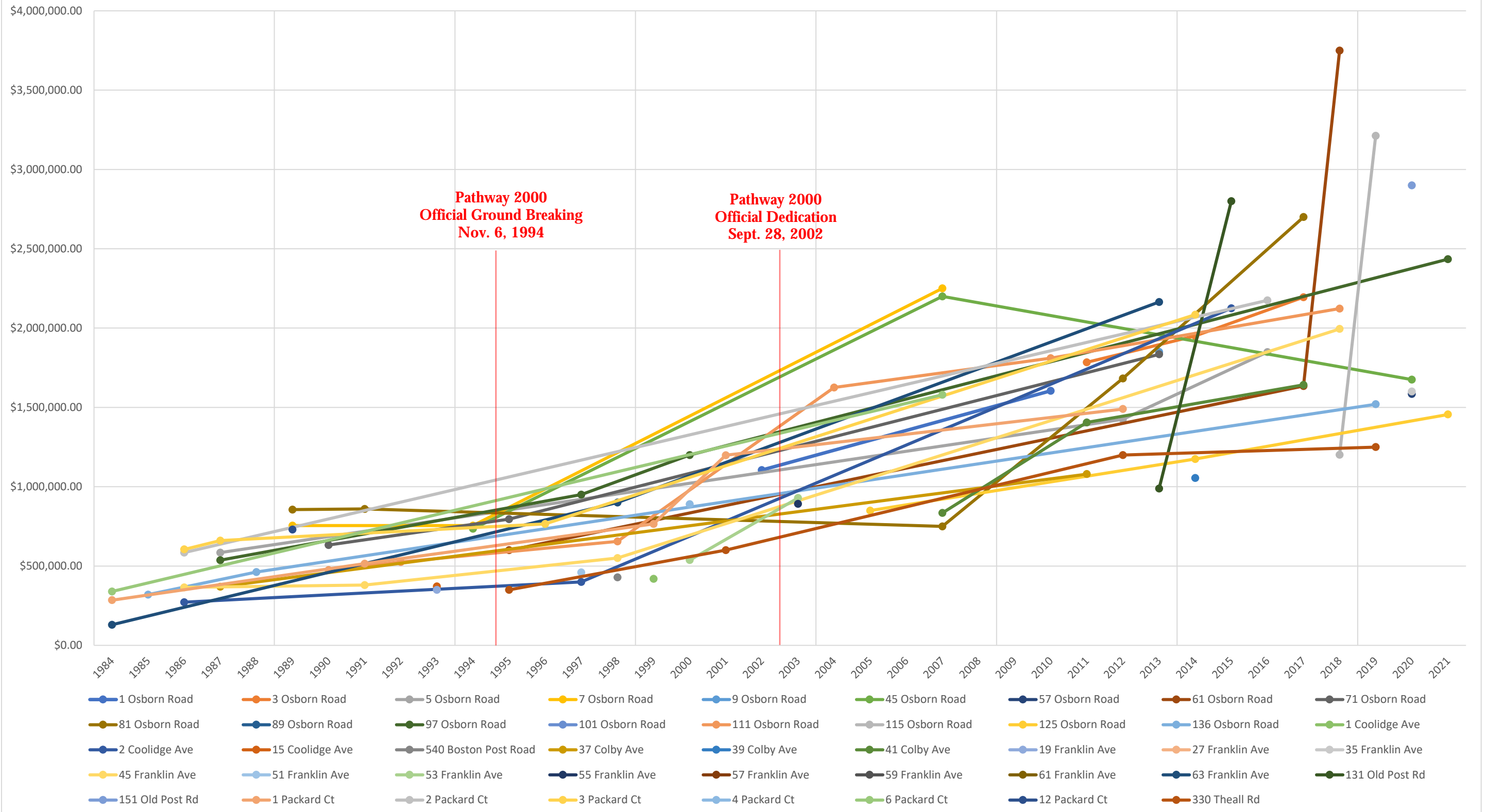
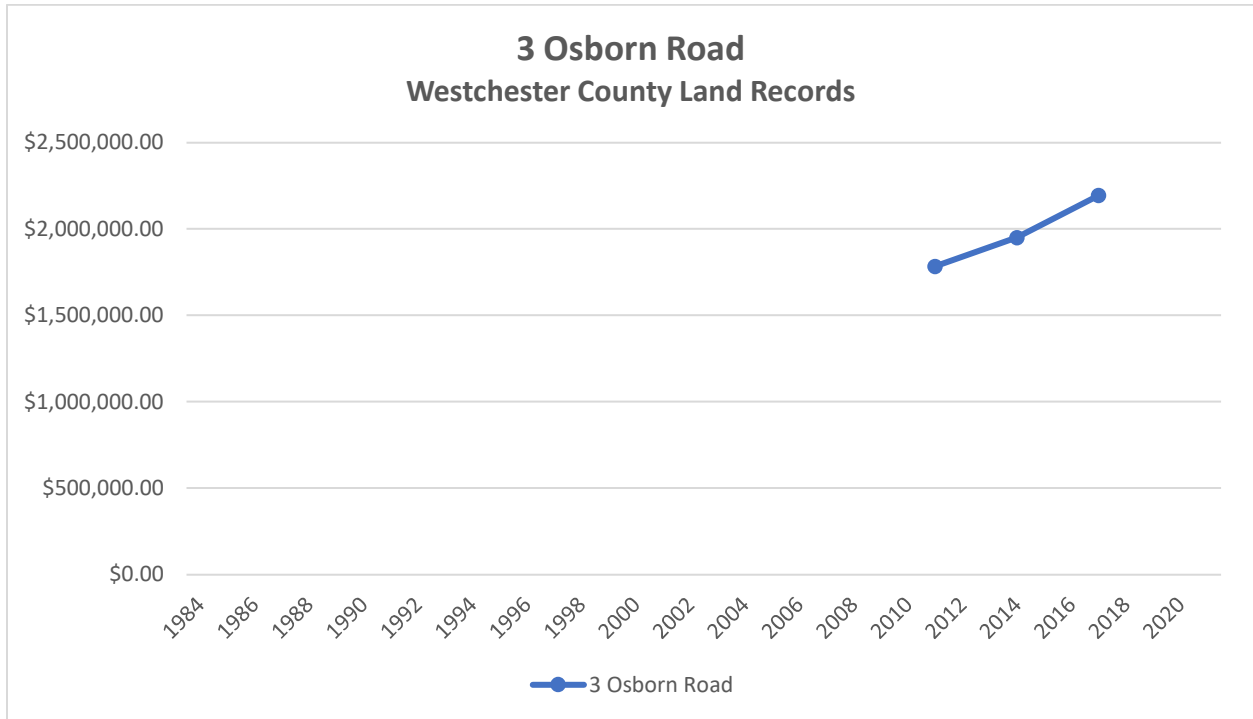
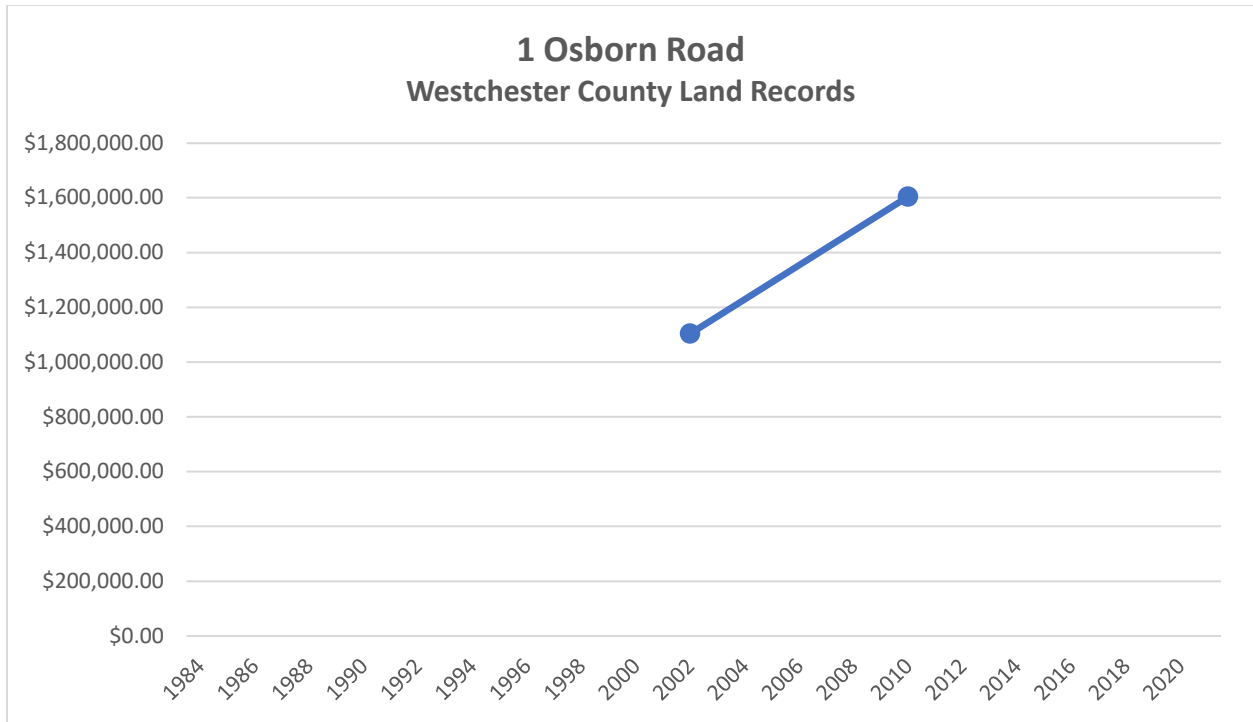


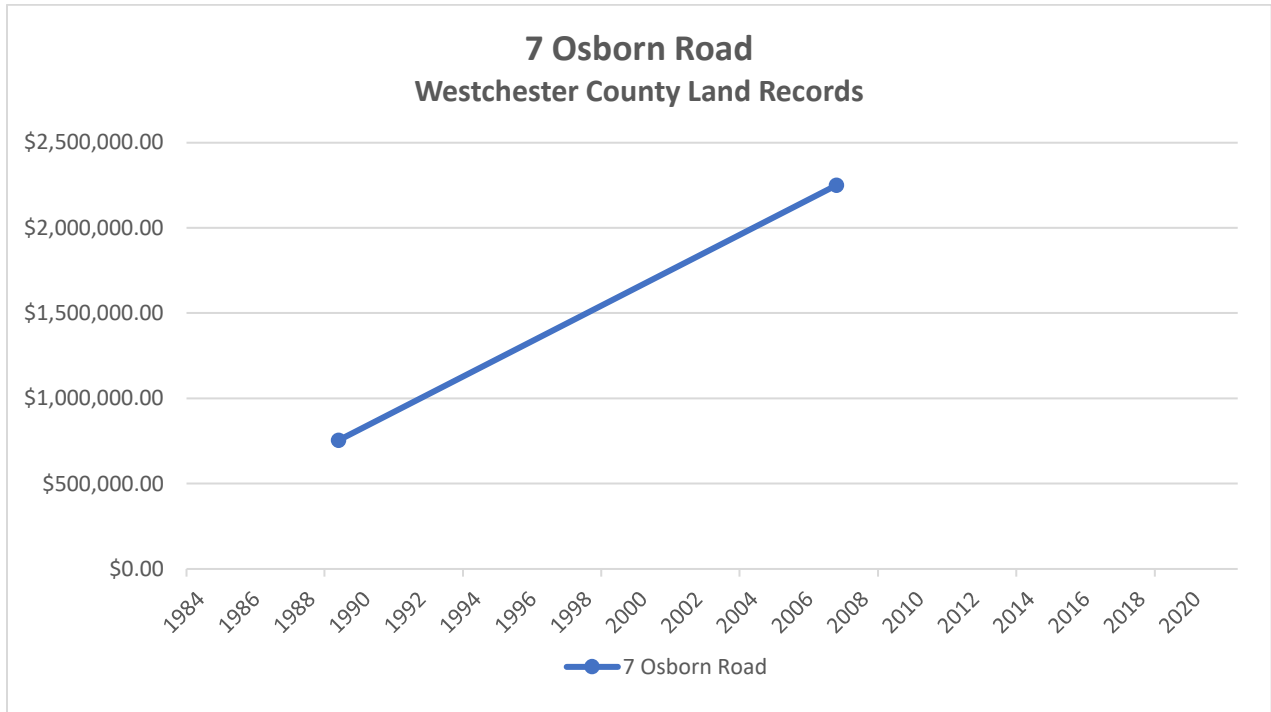
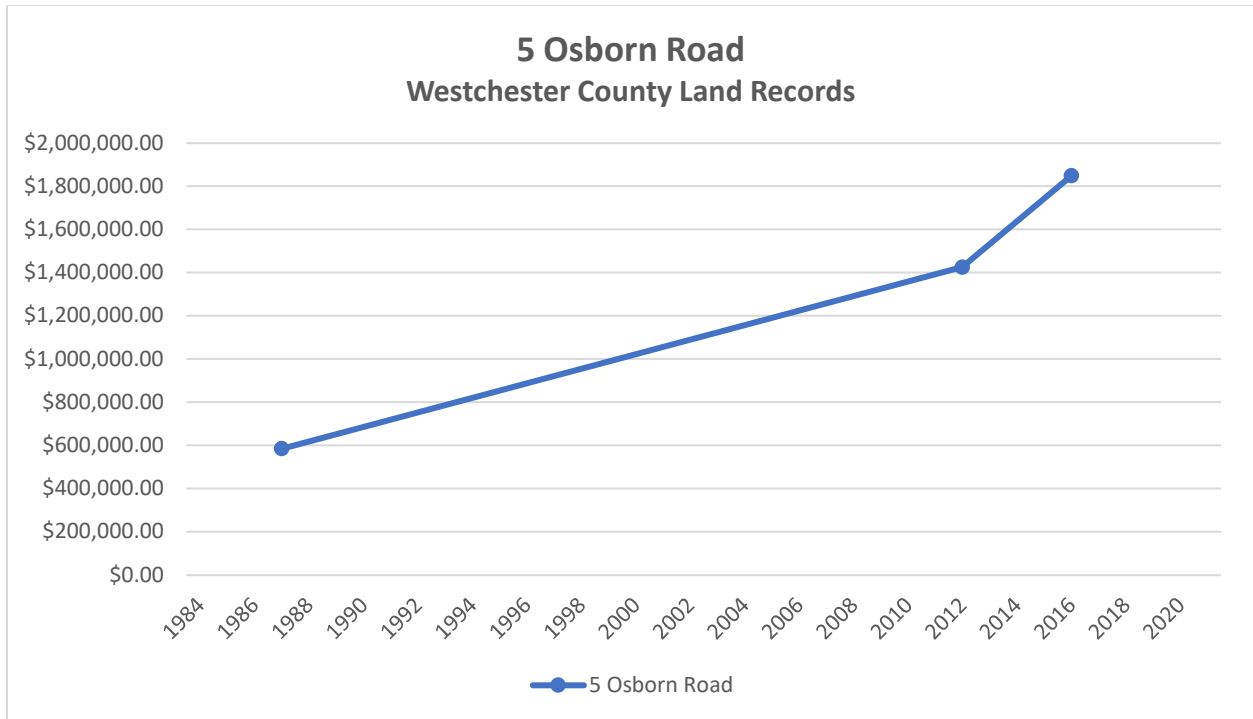
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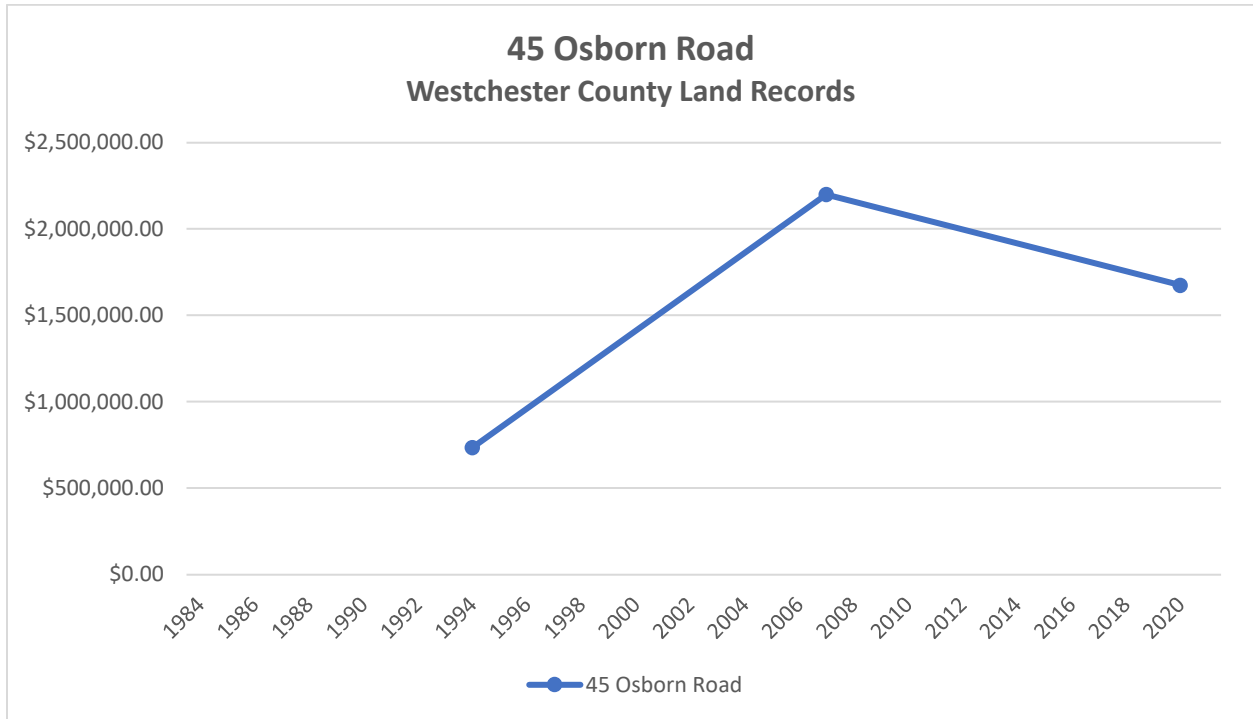
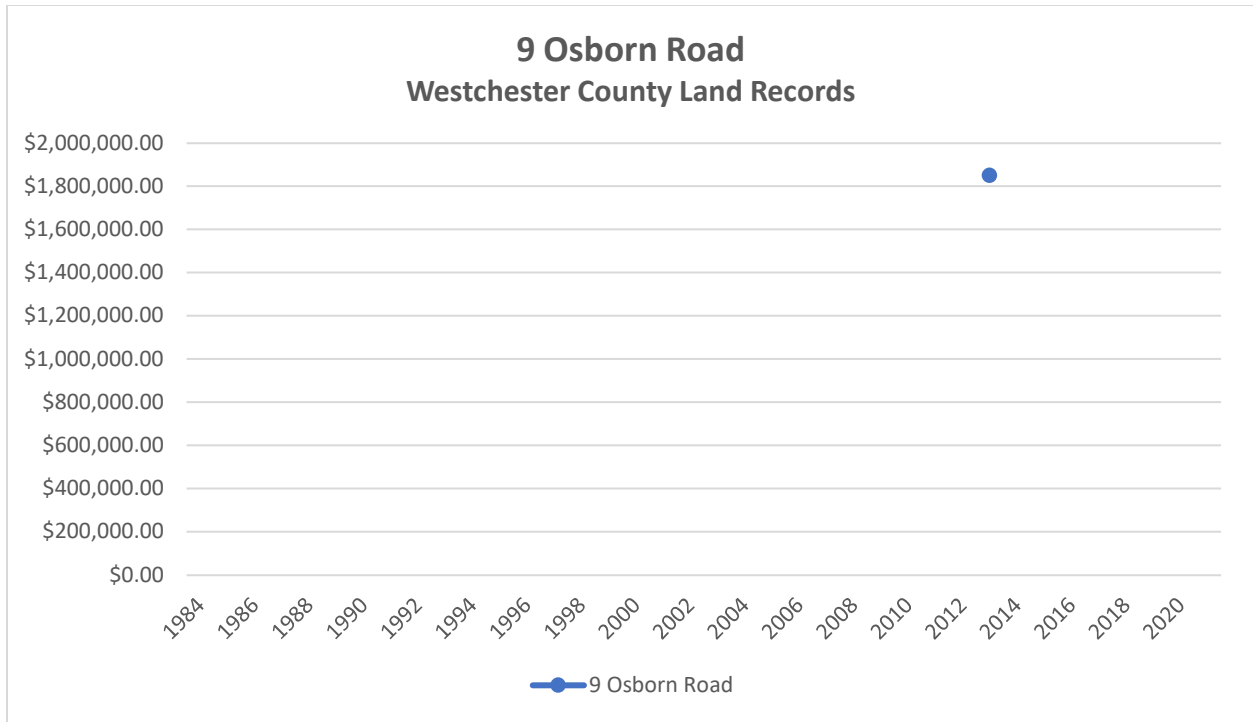
The Osborn
Rye, New York

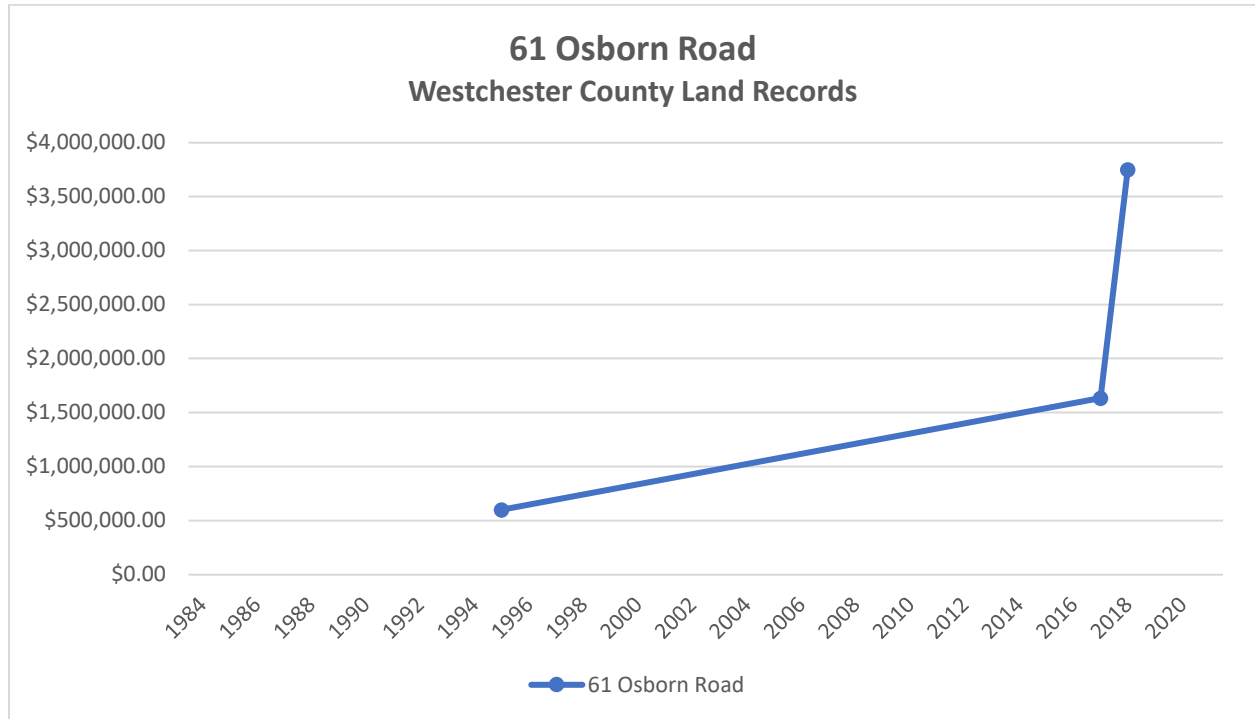
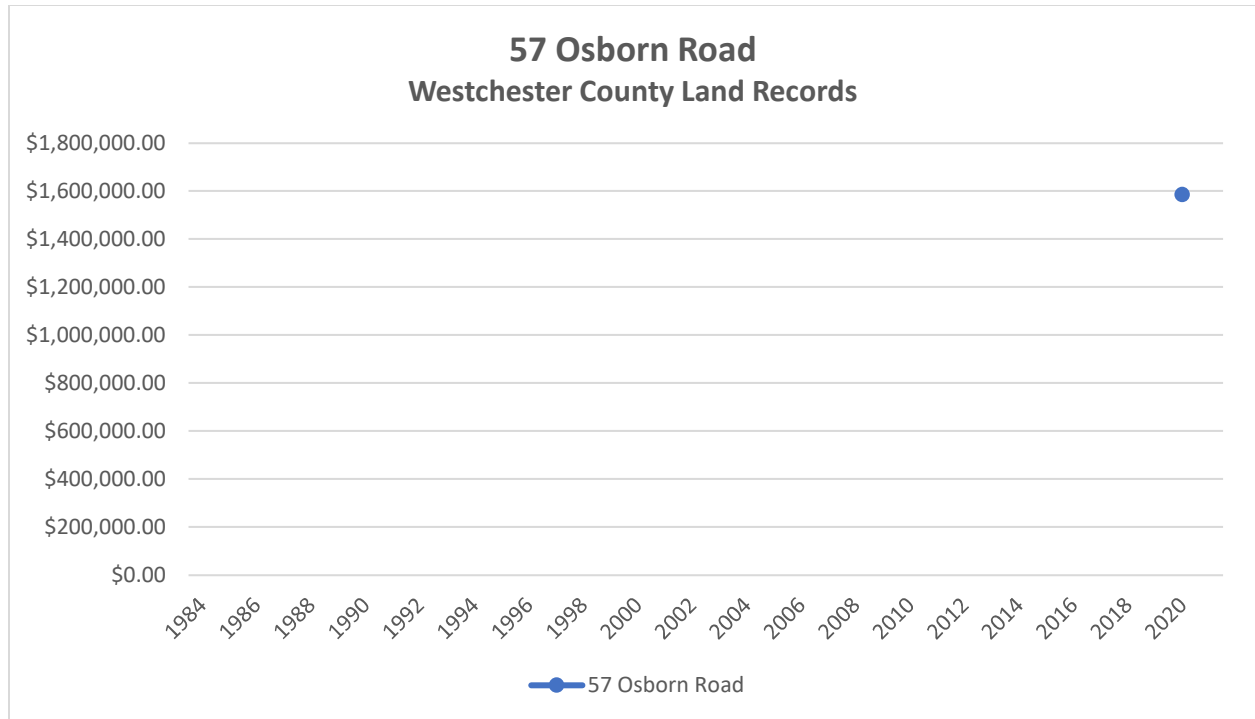
Proposed Osborn Zoning Amendments and Residential Property Values

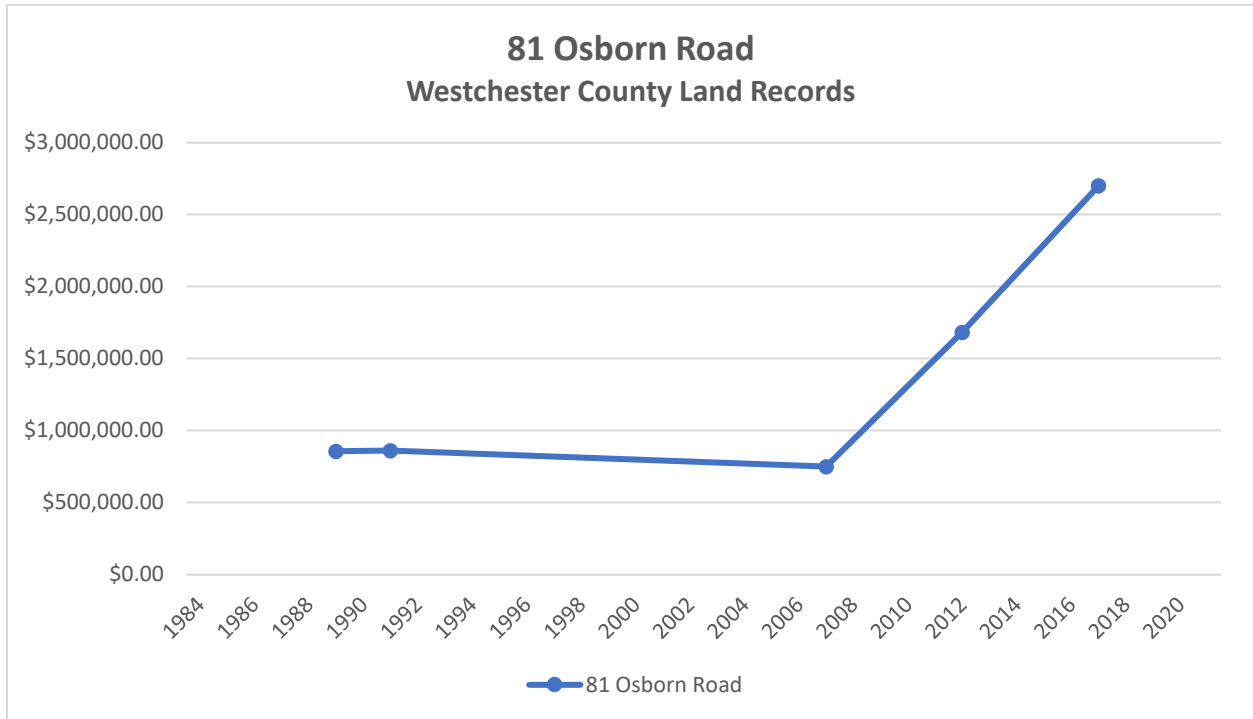
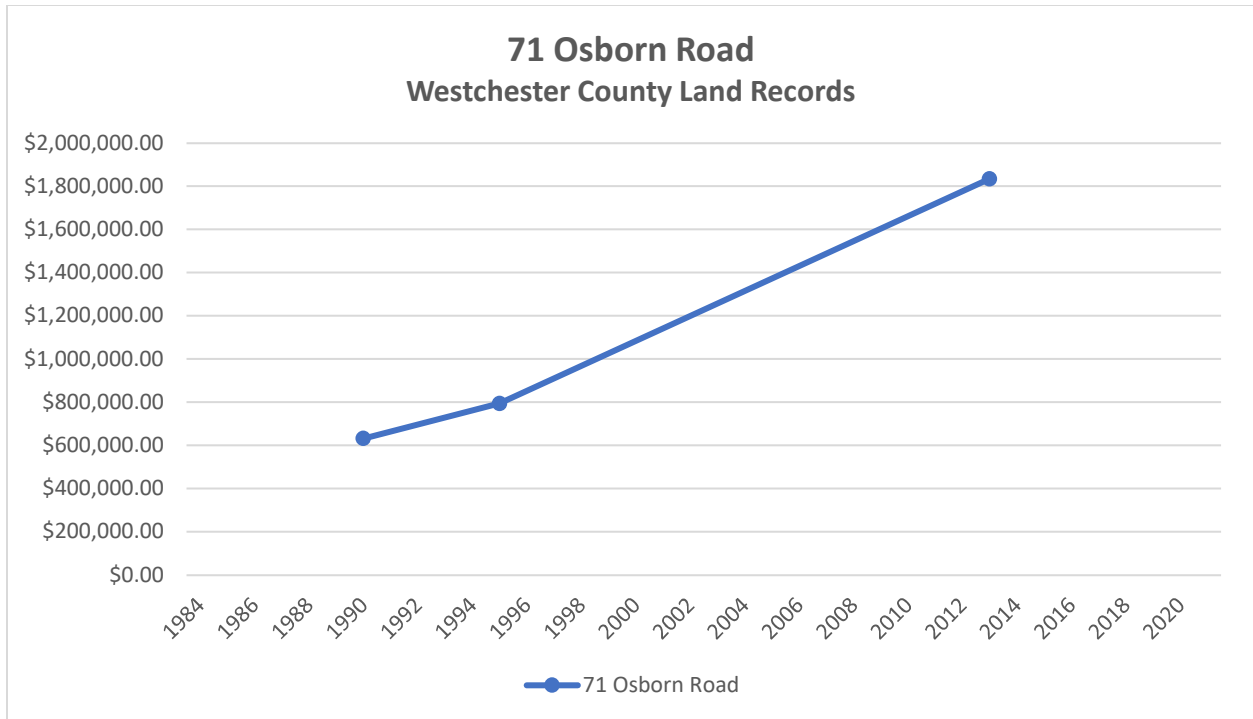
ATTACHMENT A

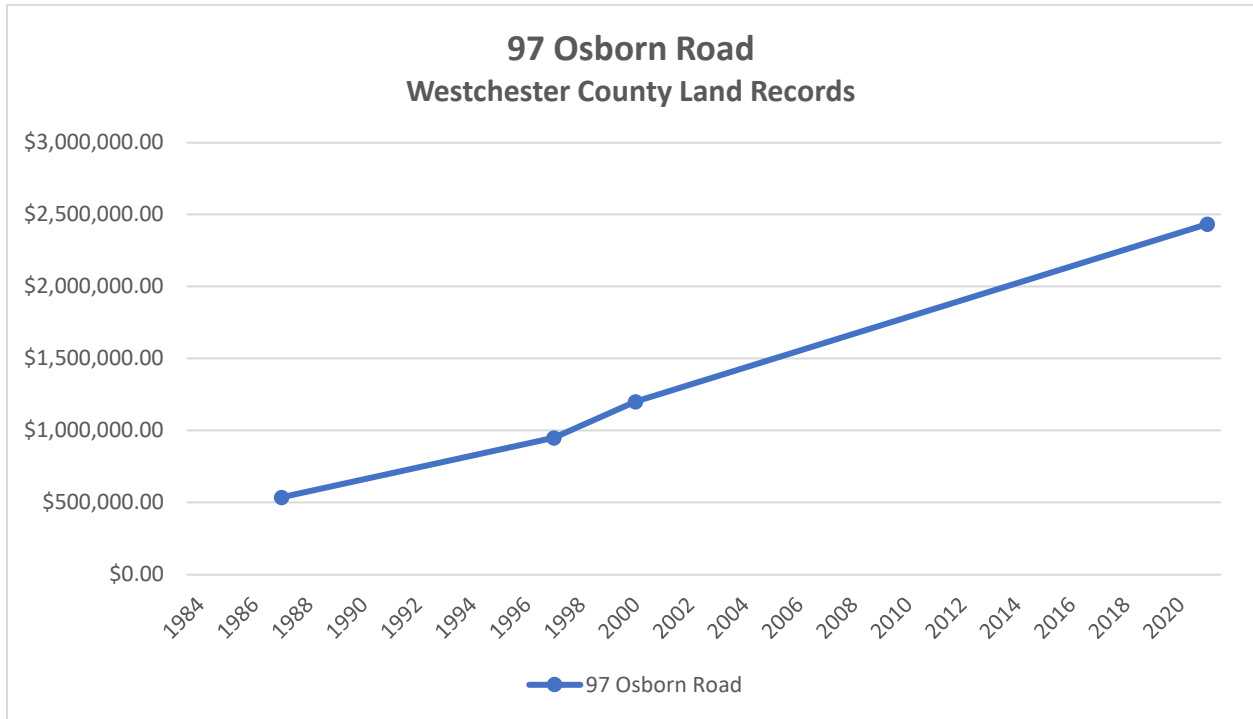
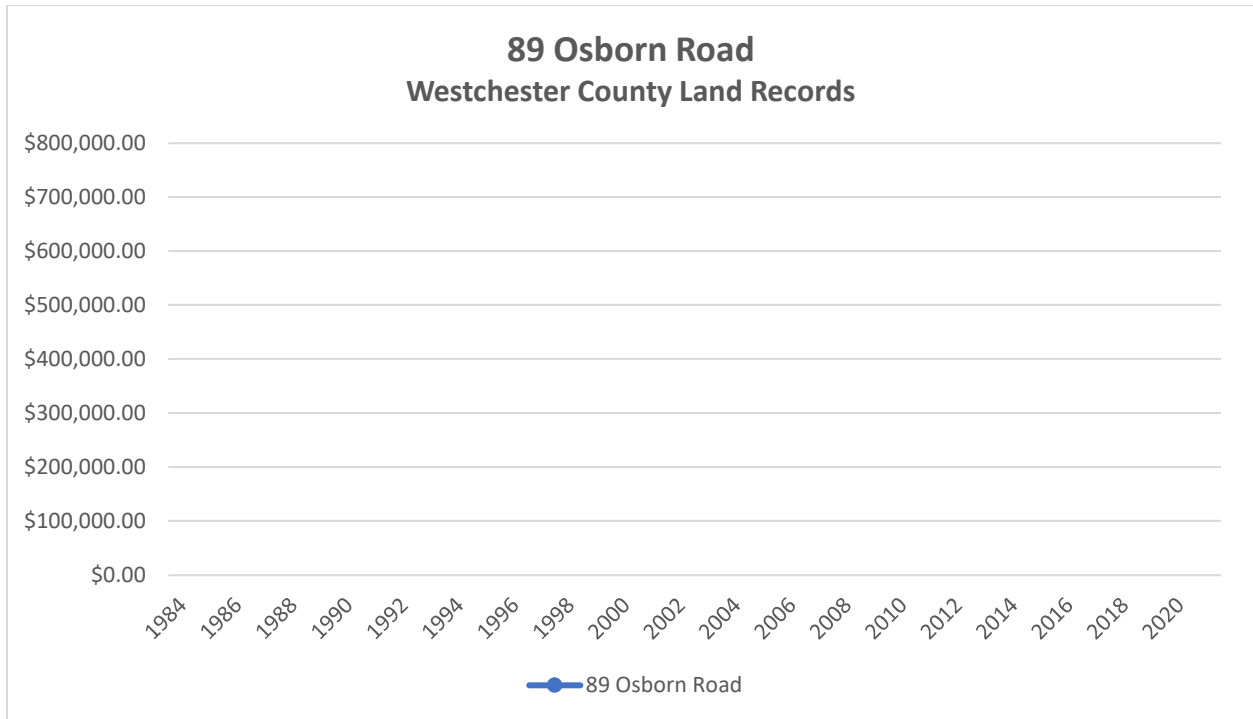


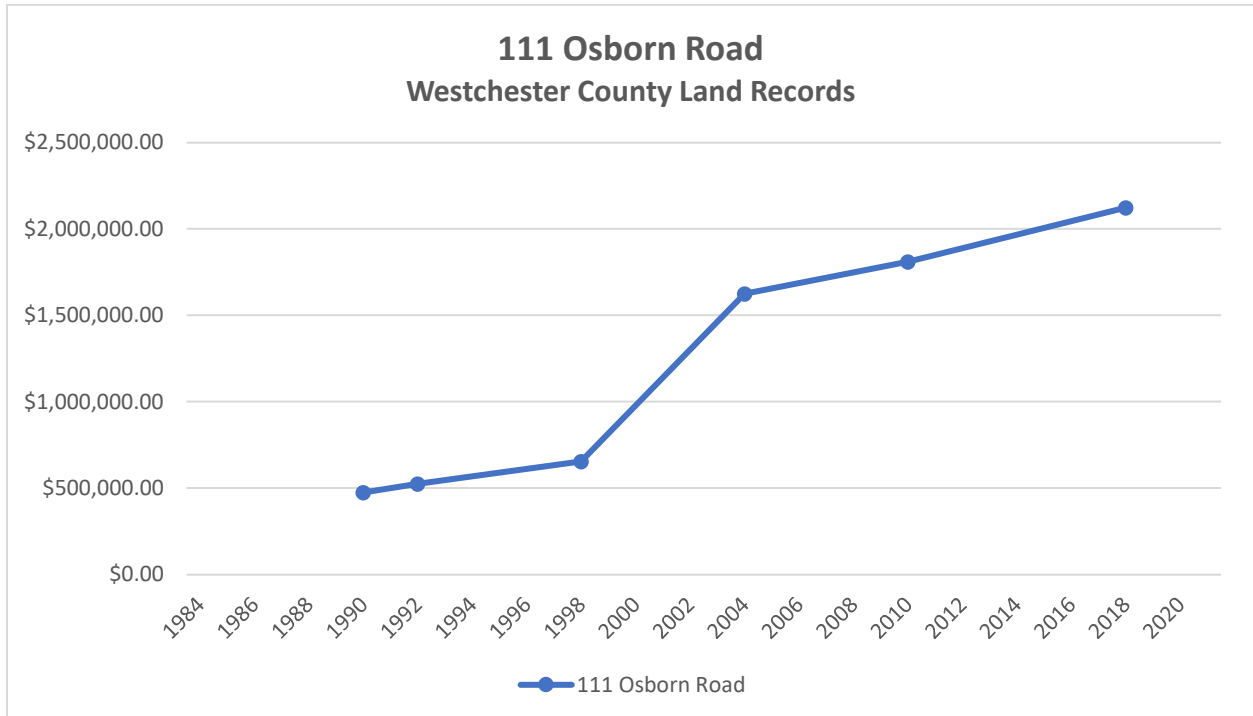
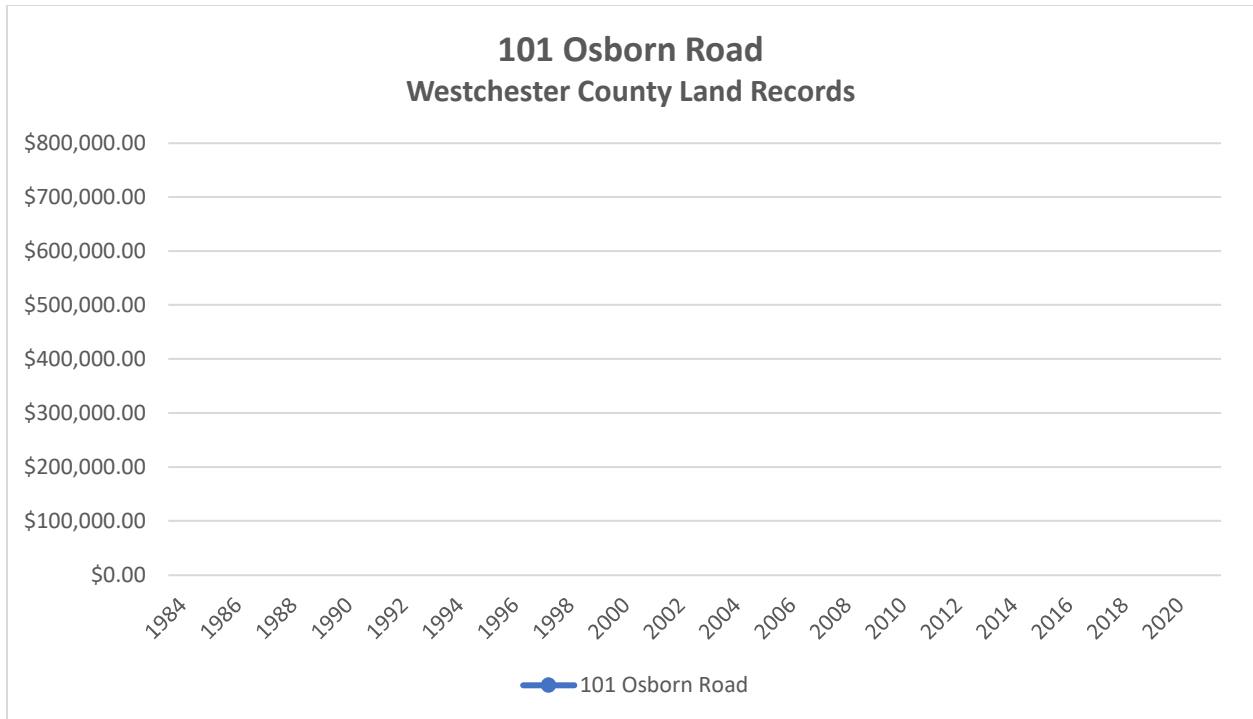


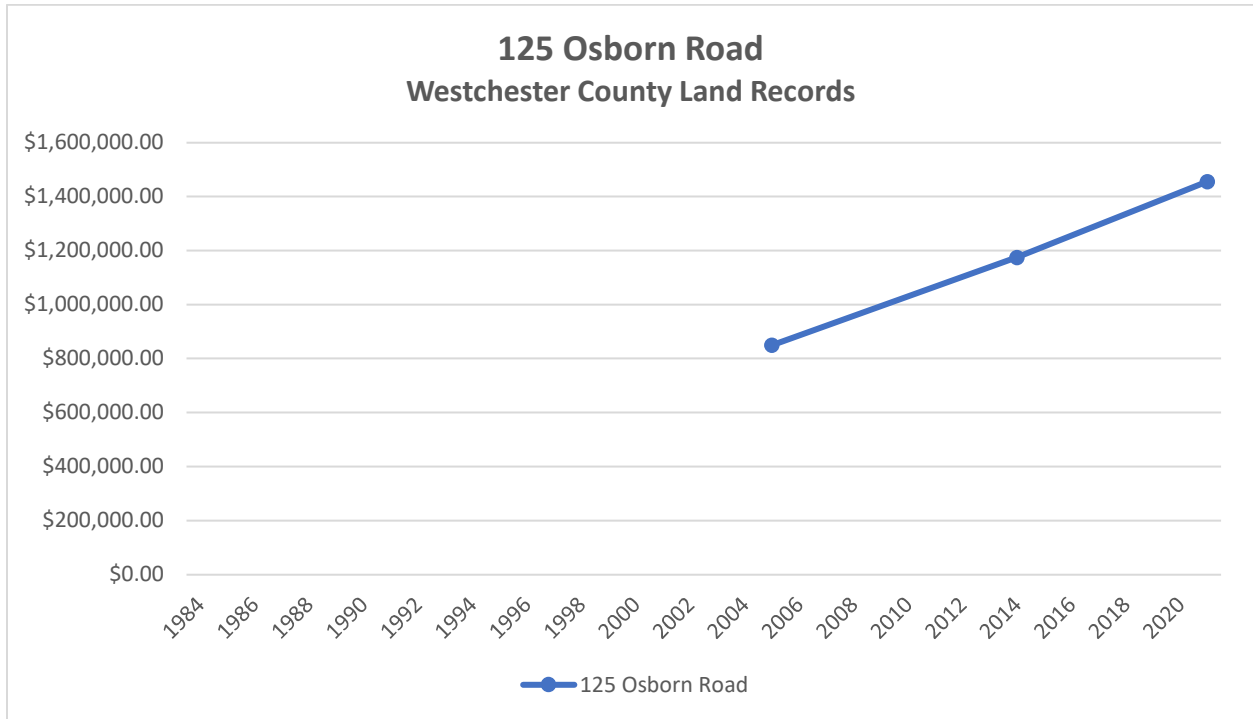
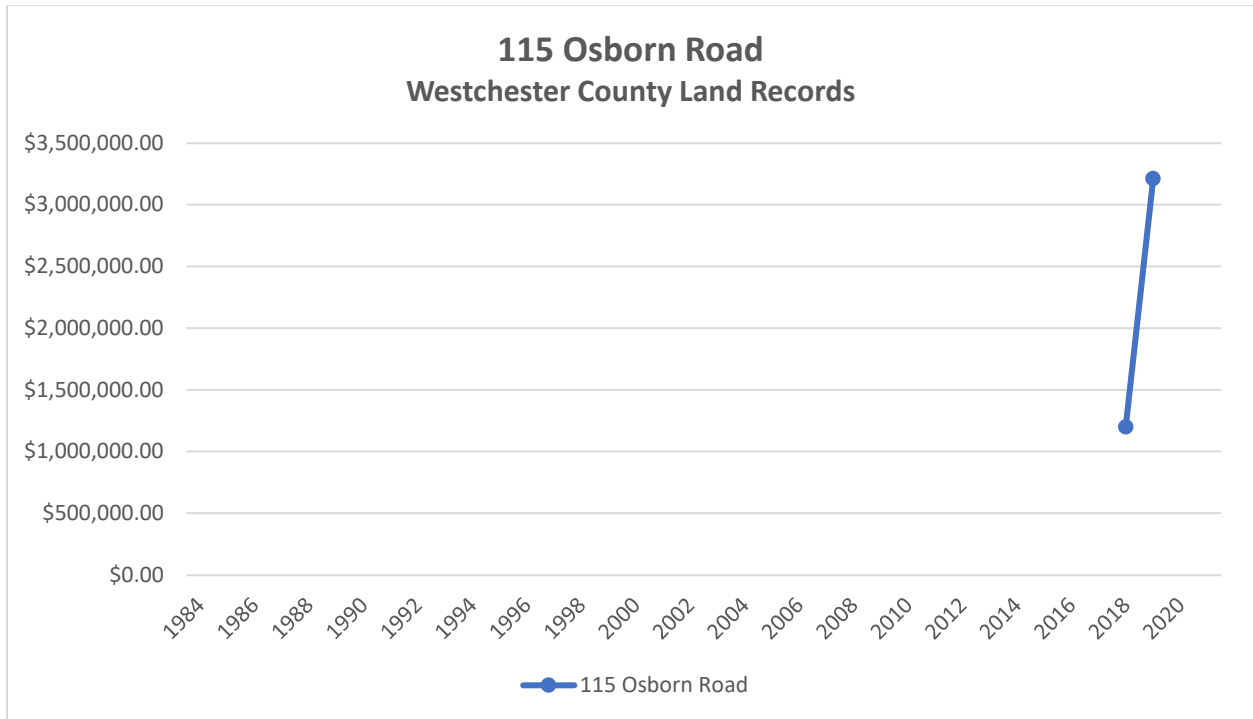


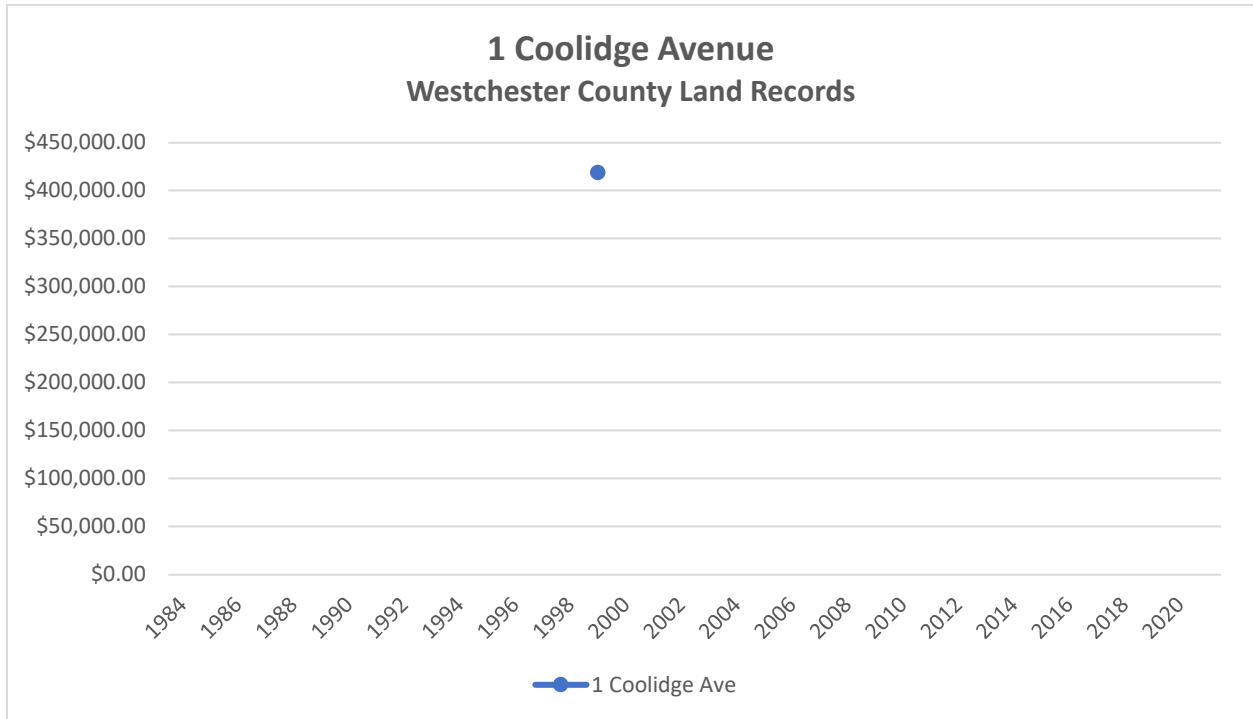
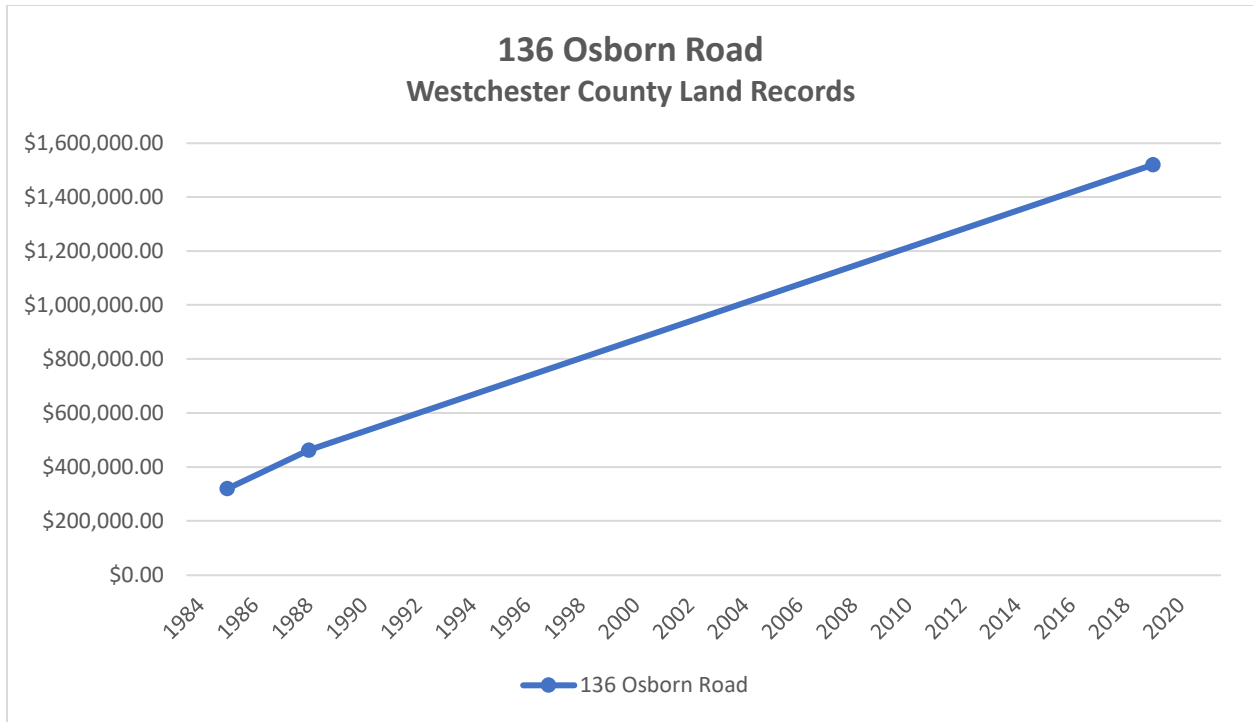


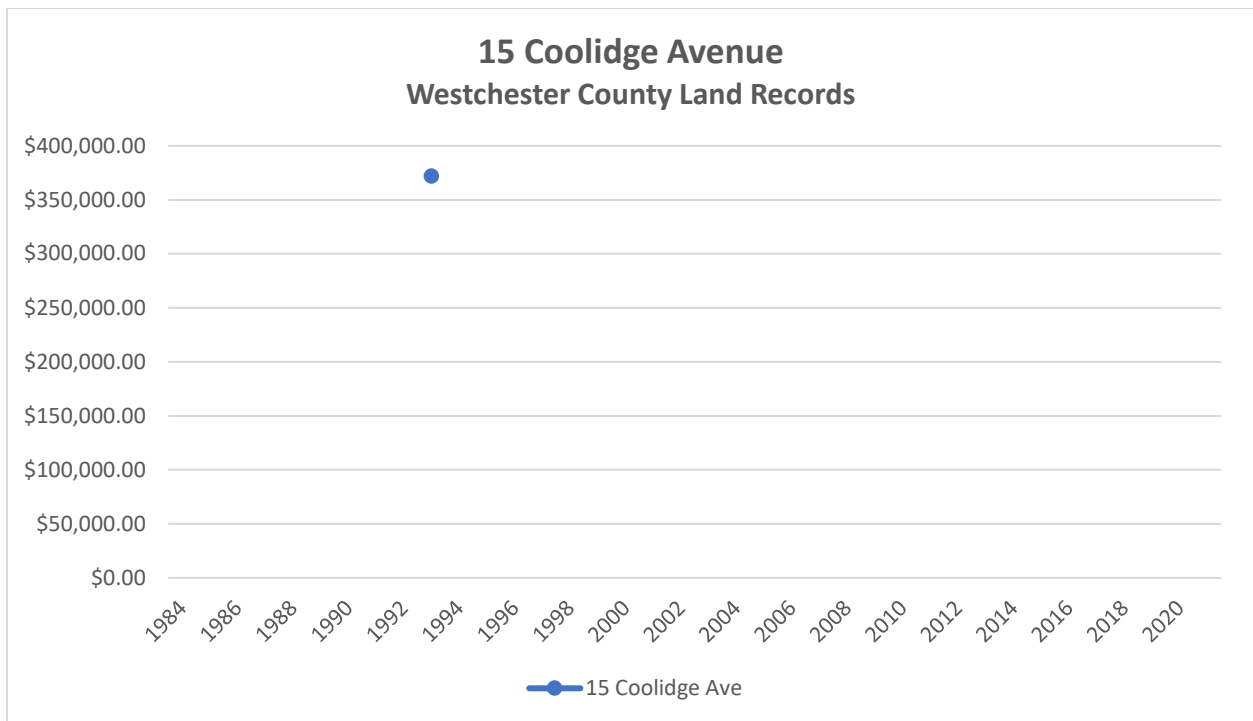
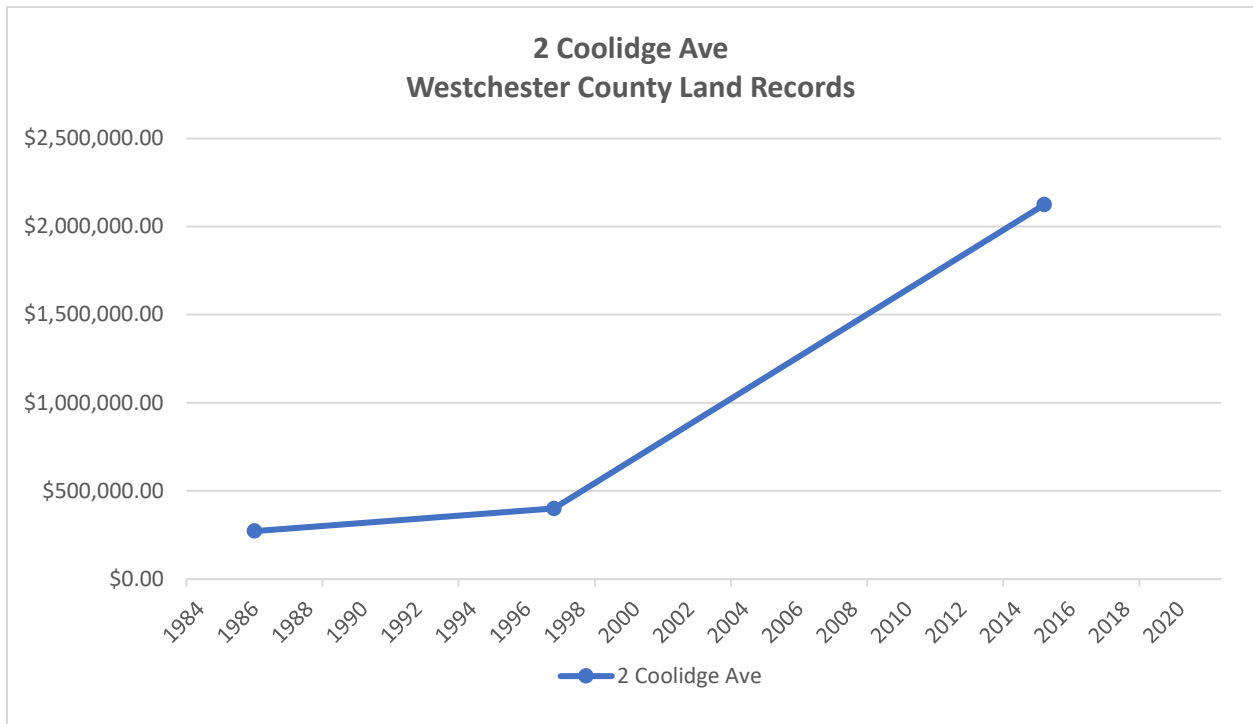


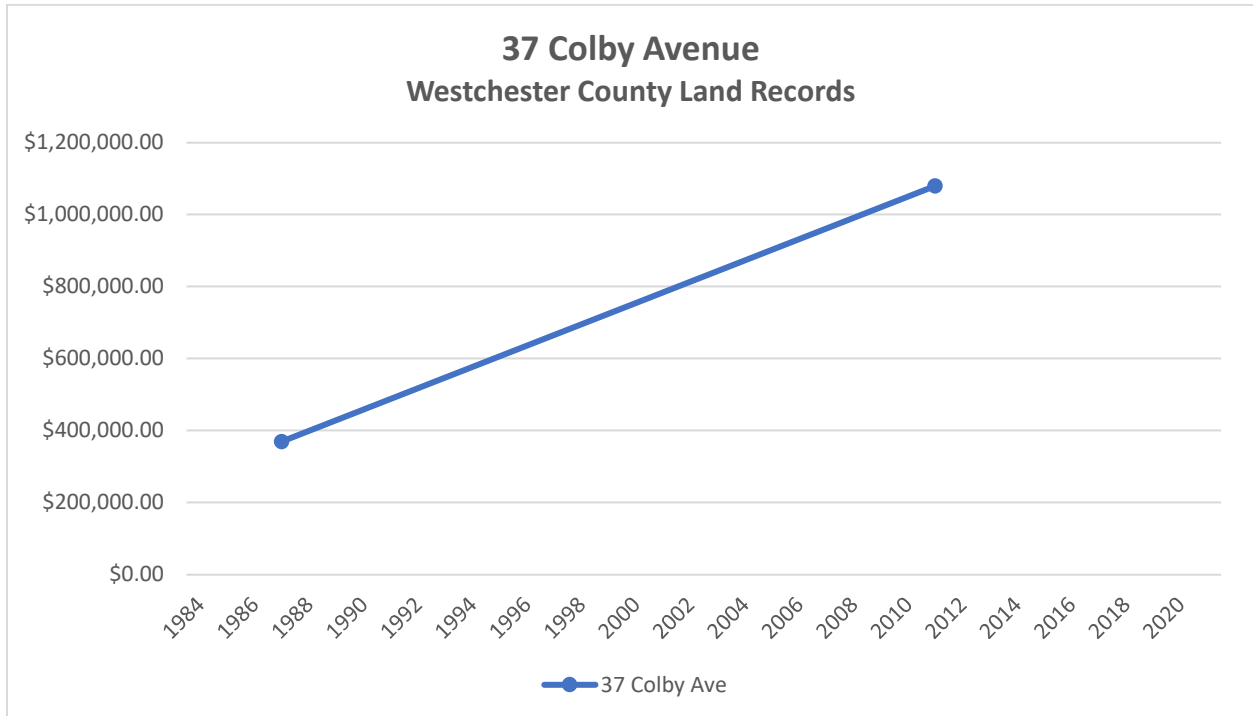
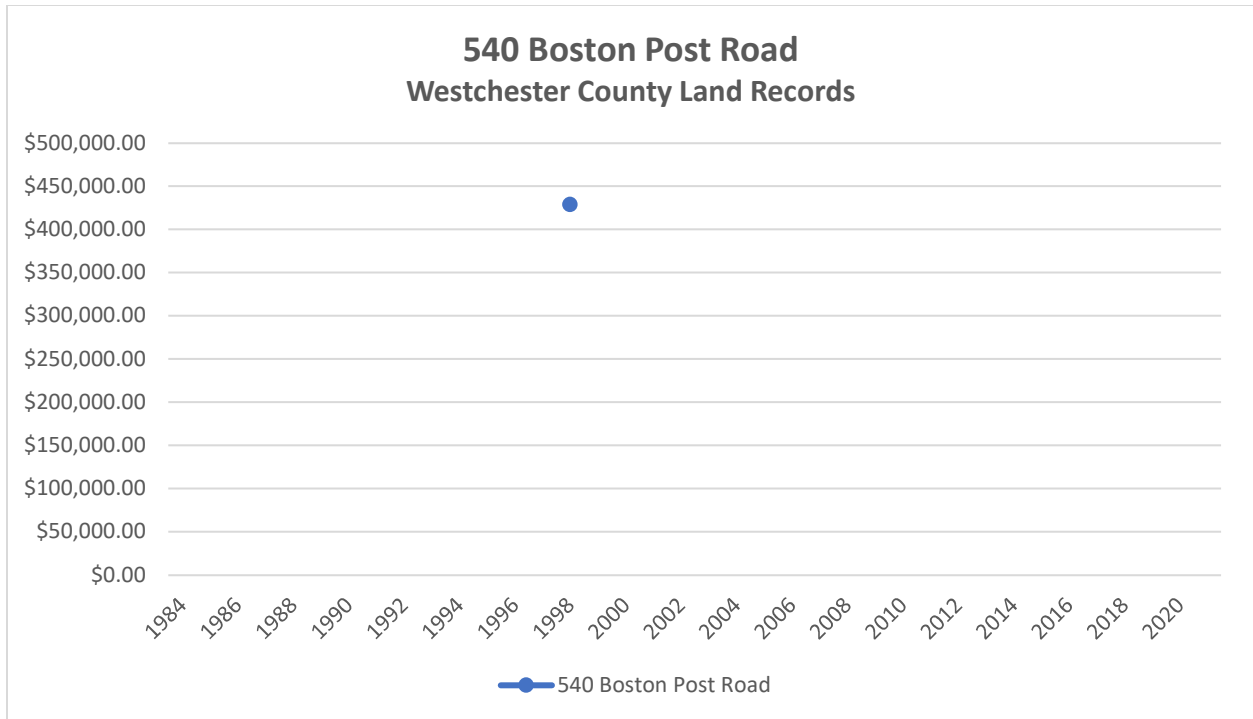


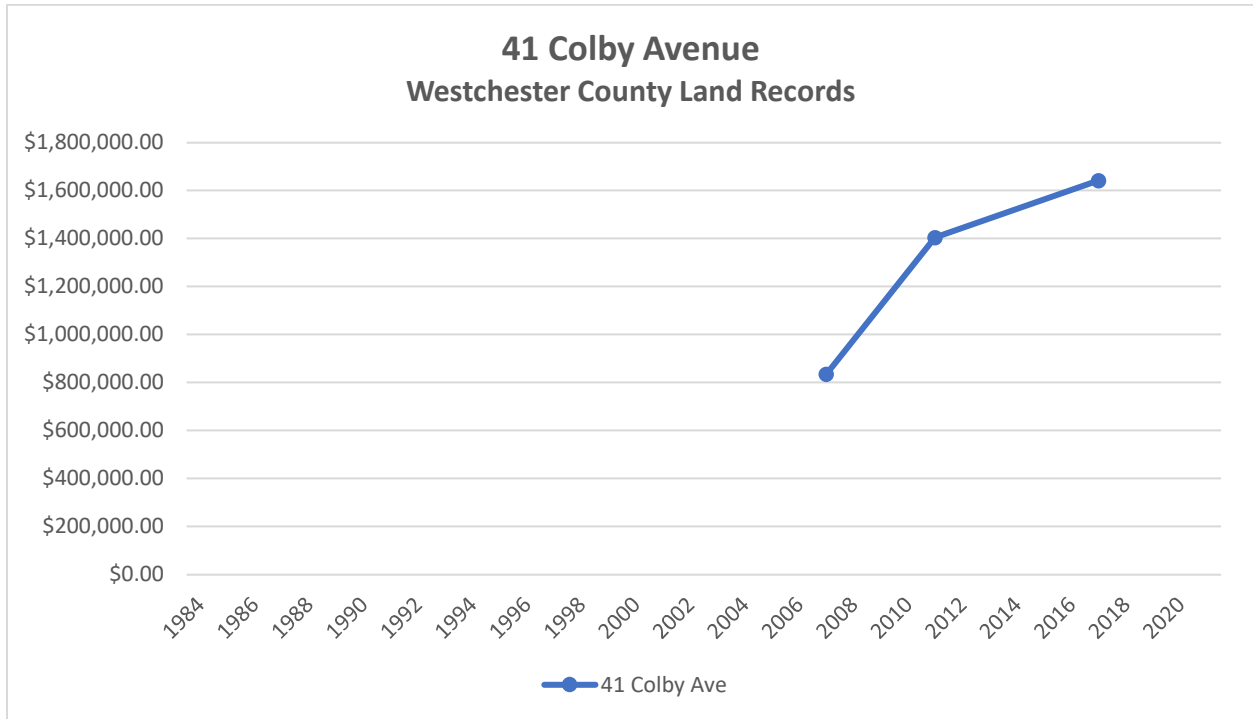
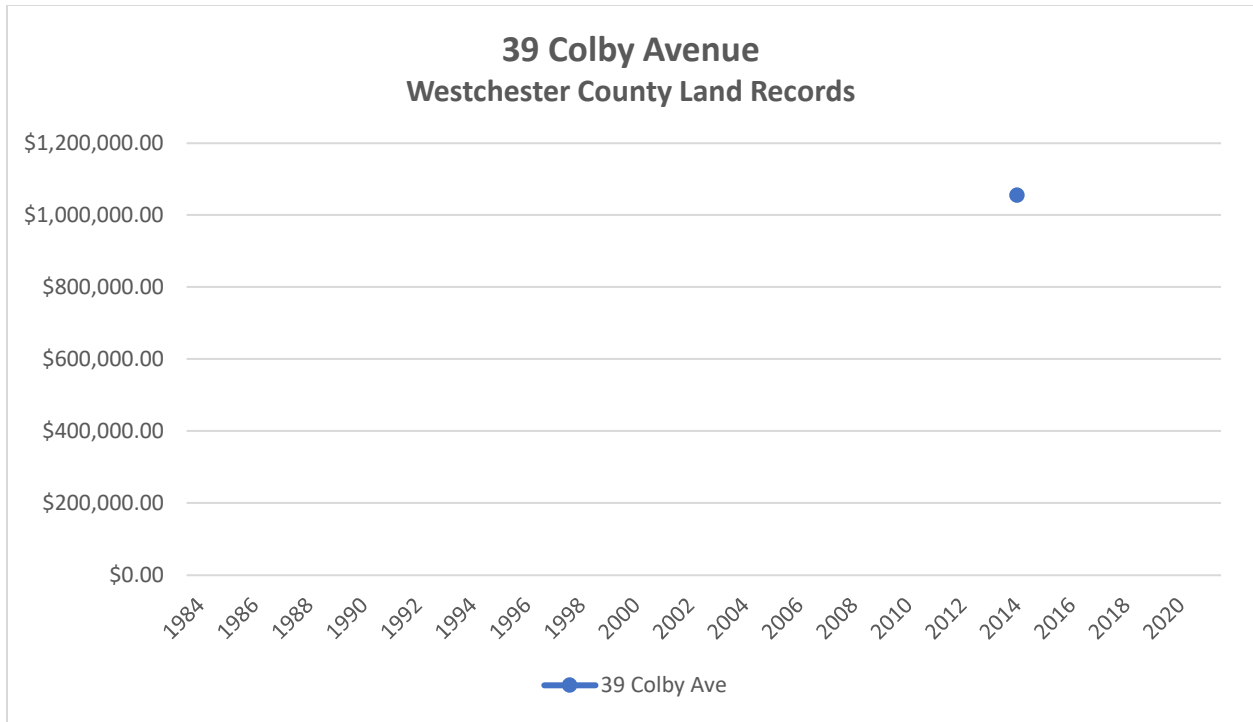


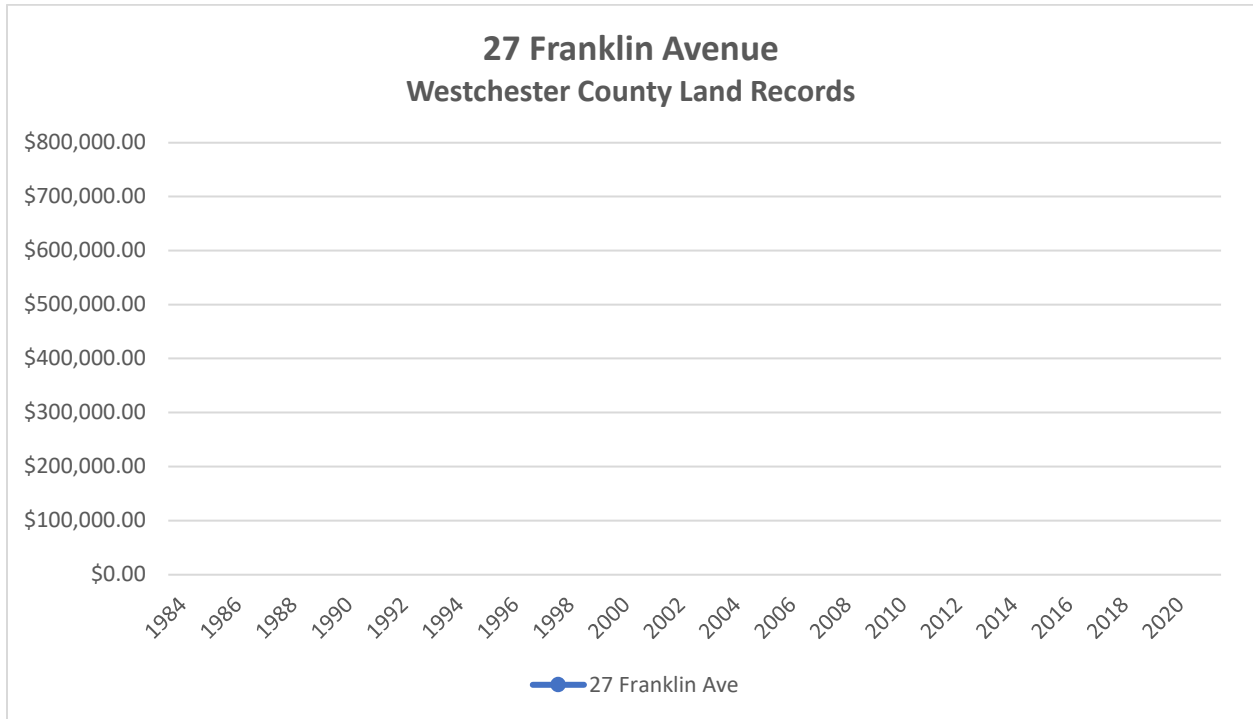
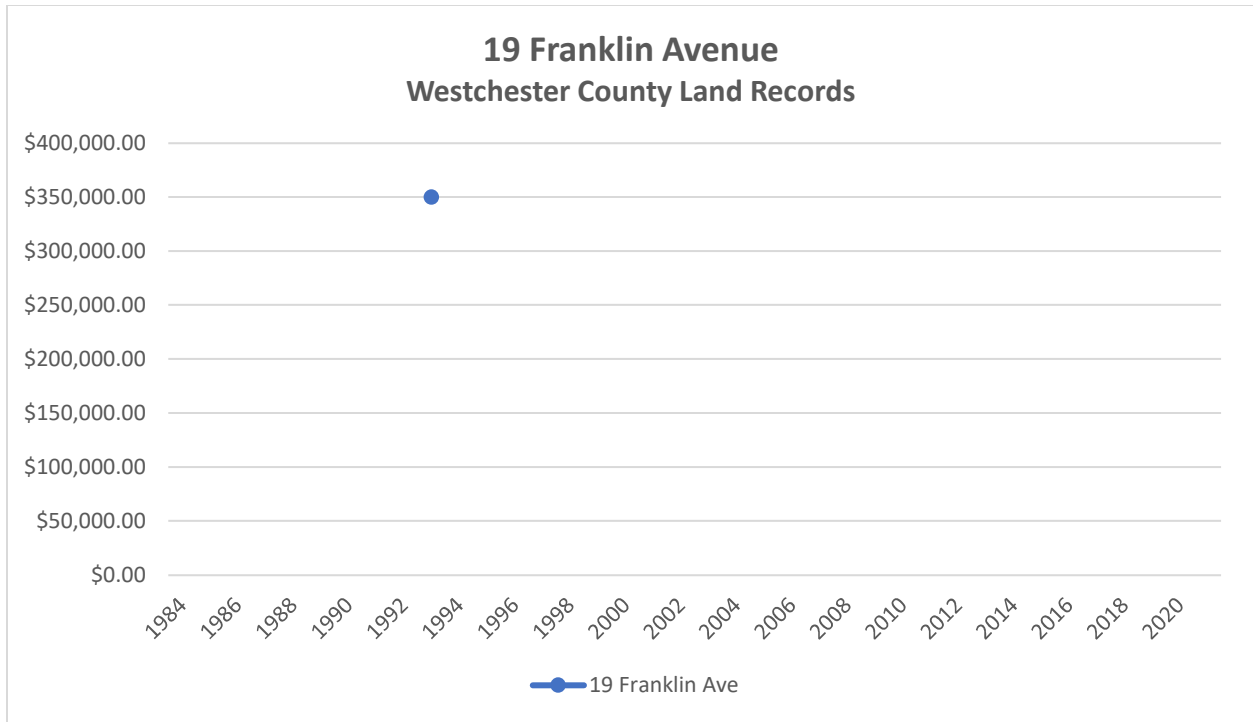


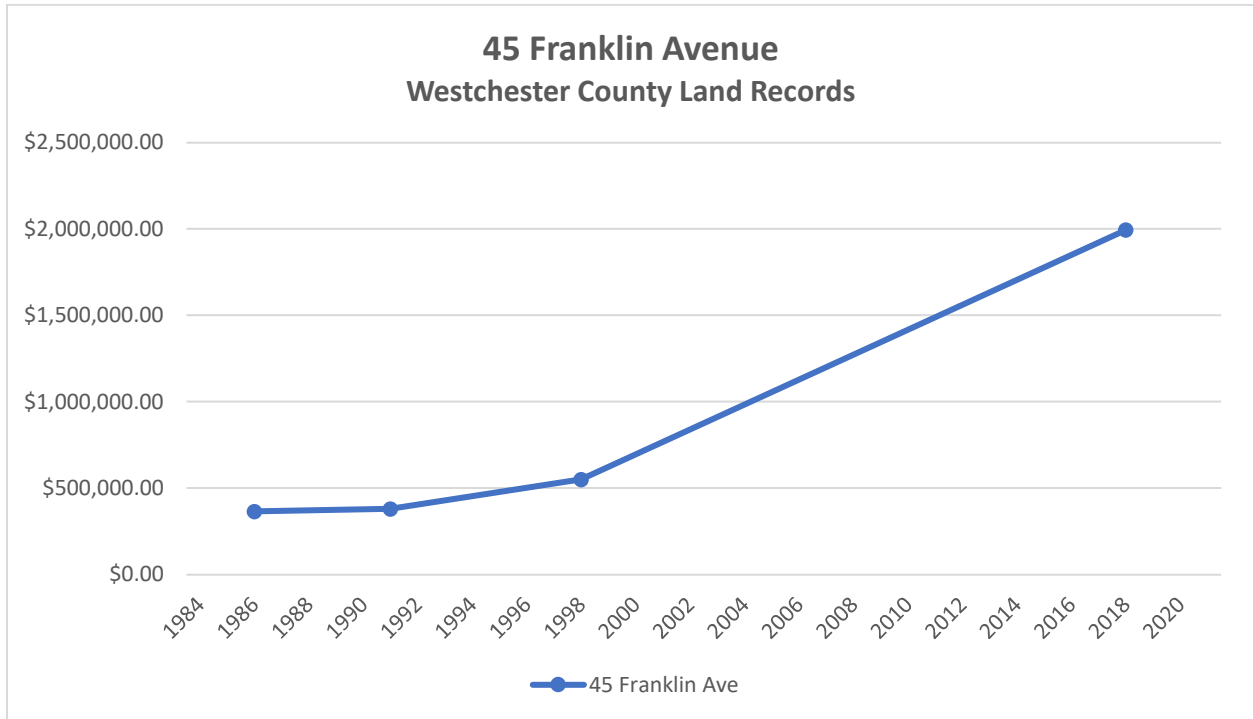
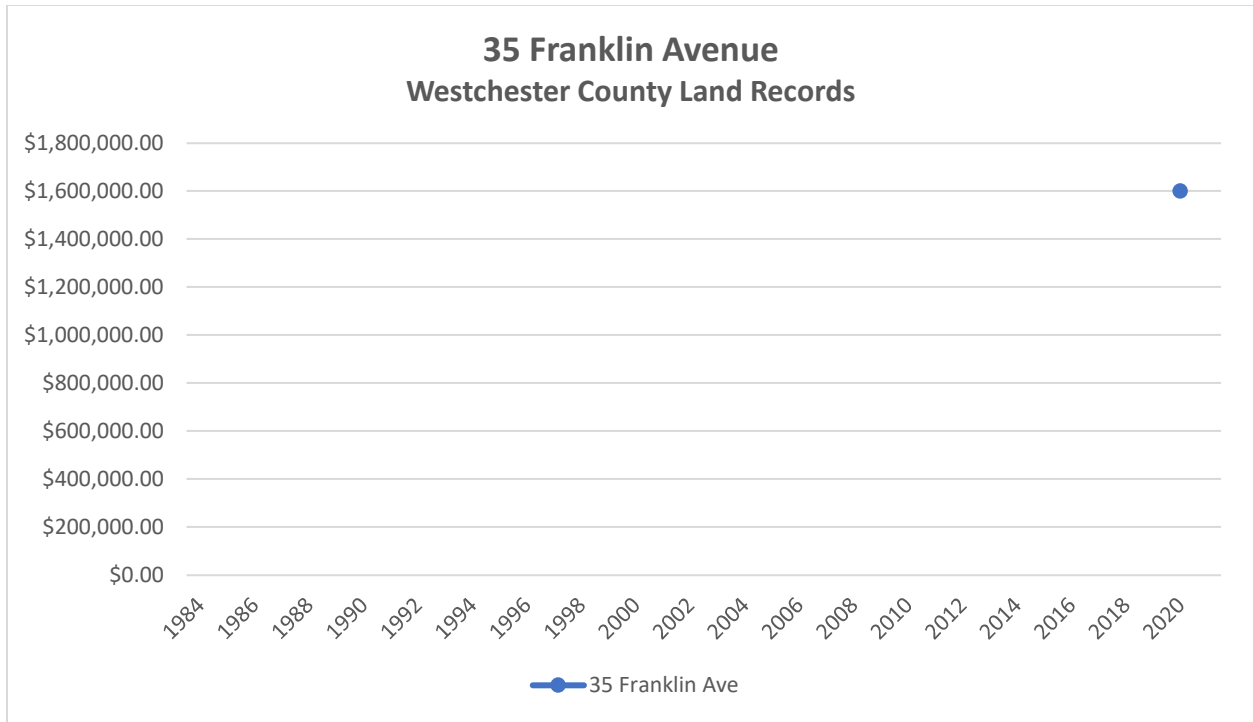


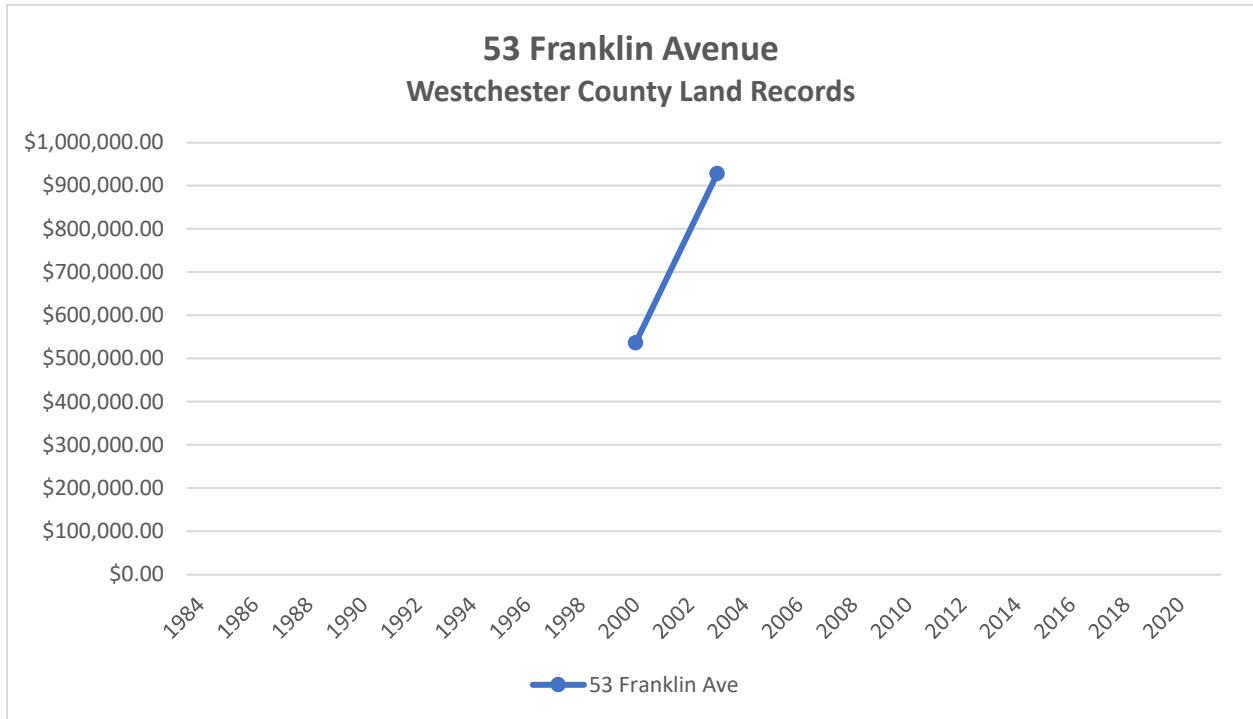
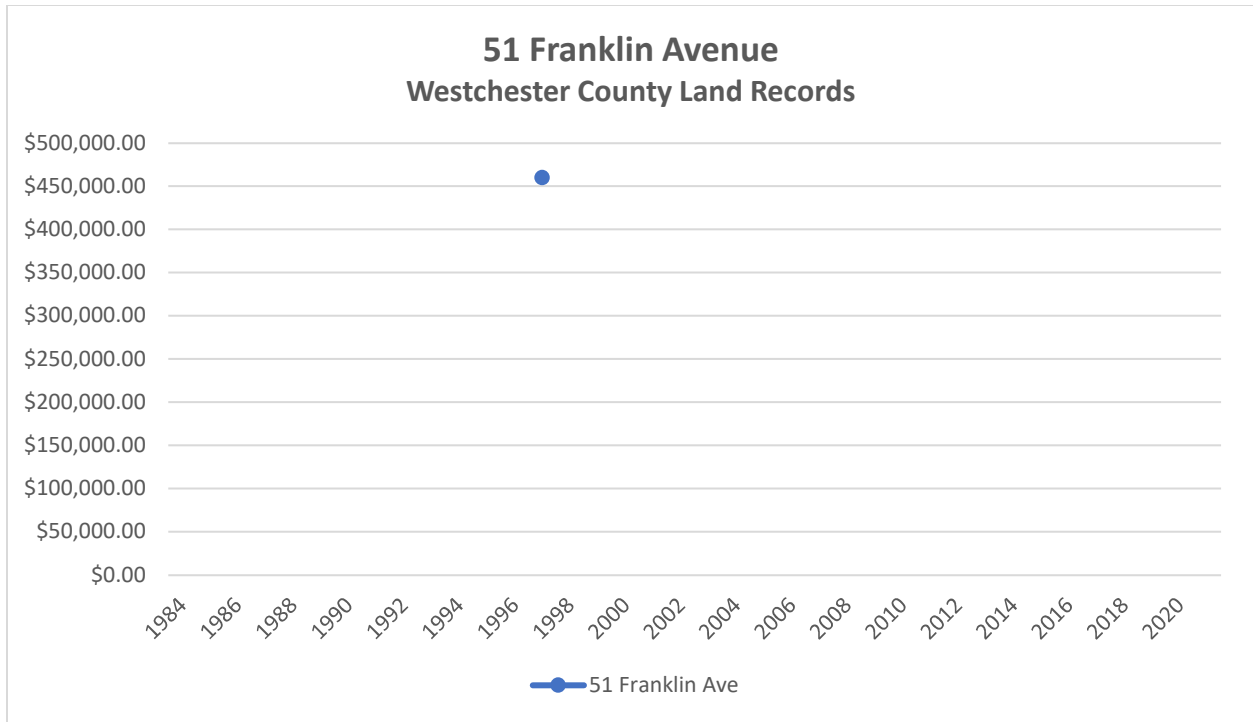


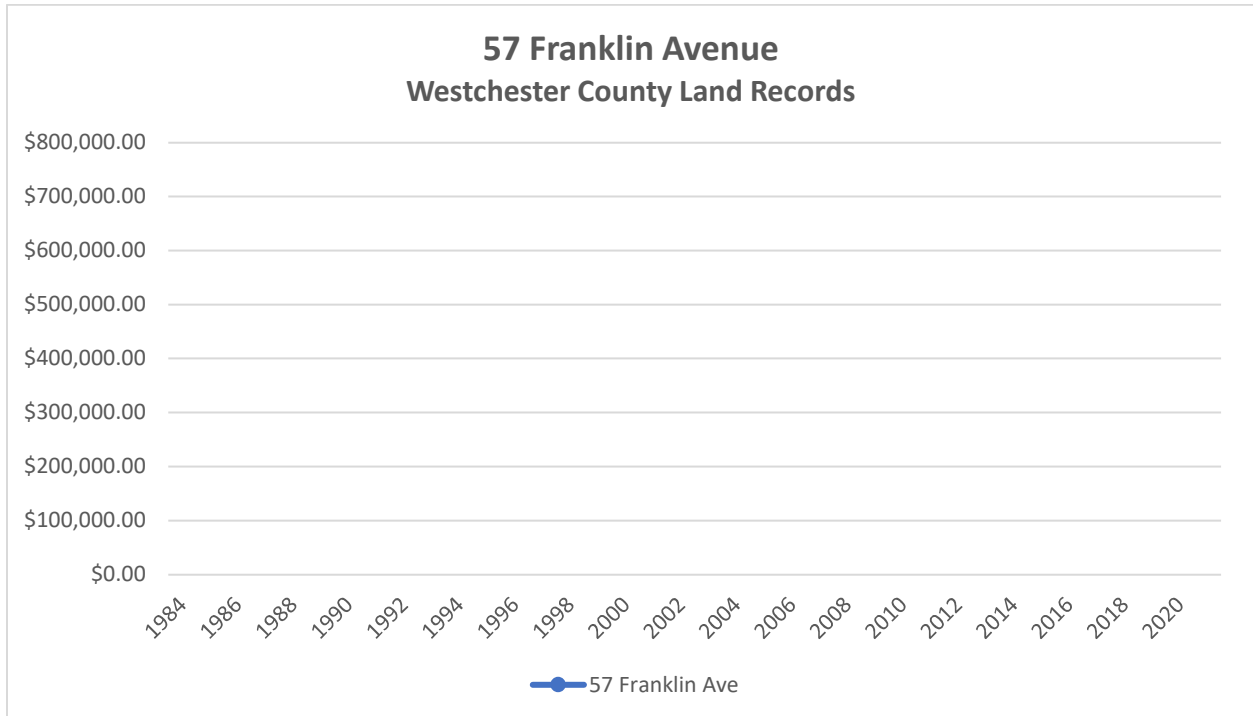
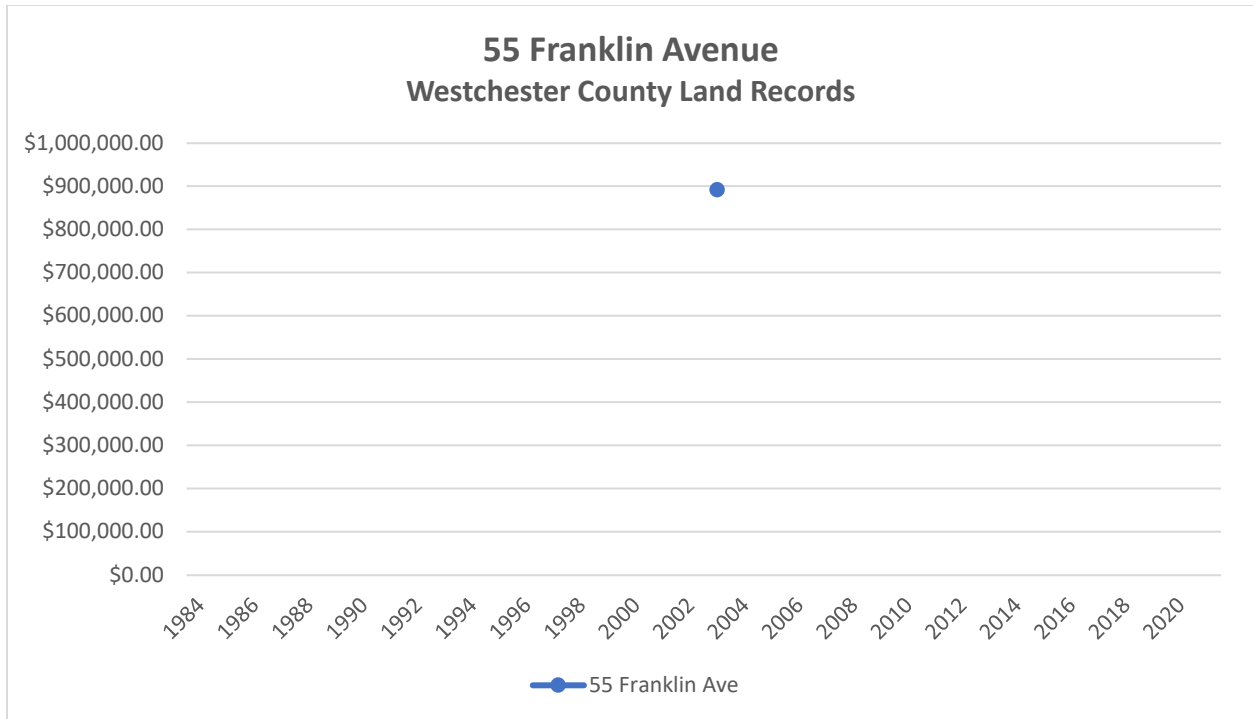


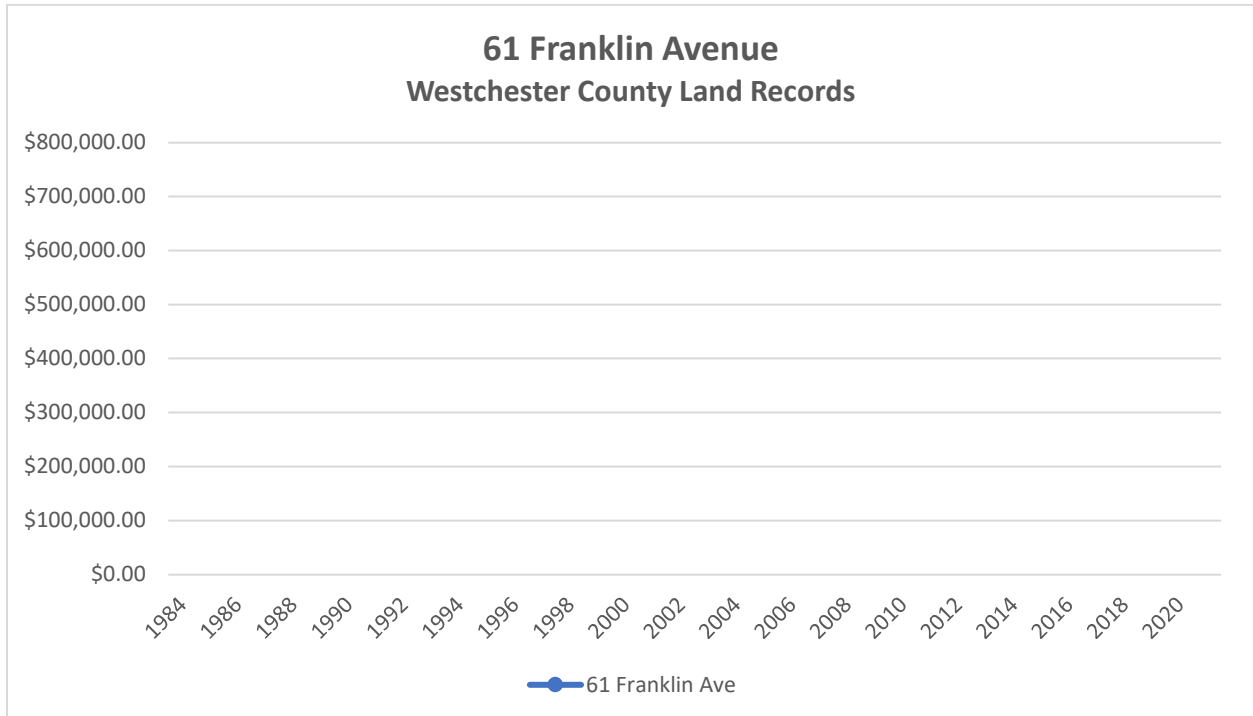
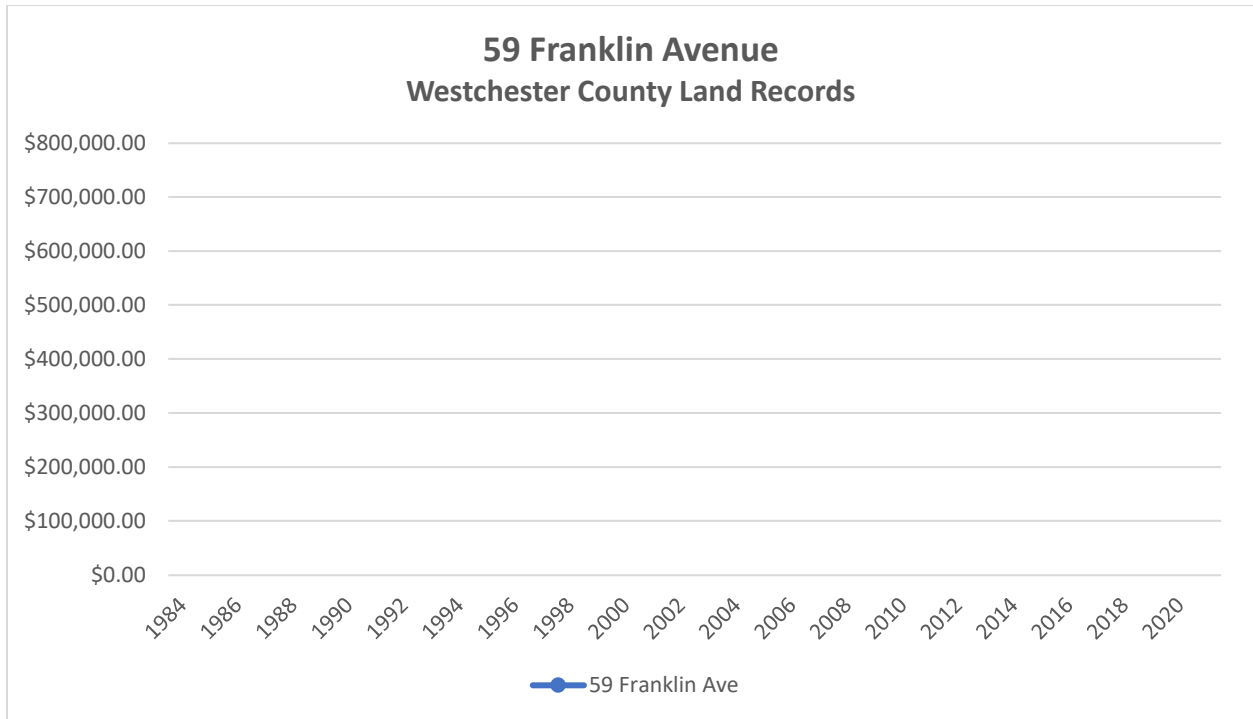


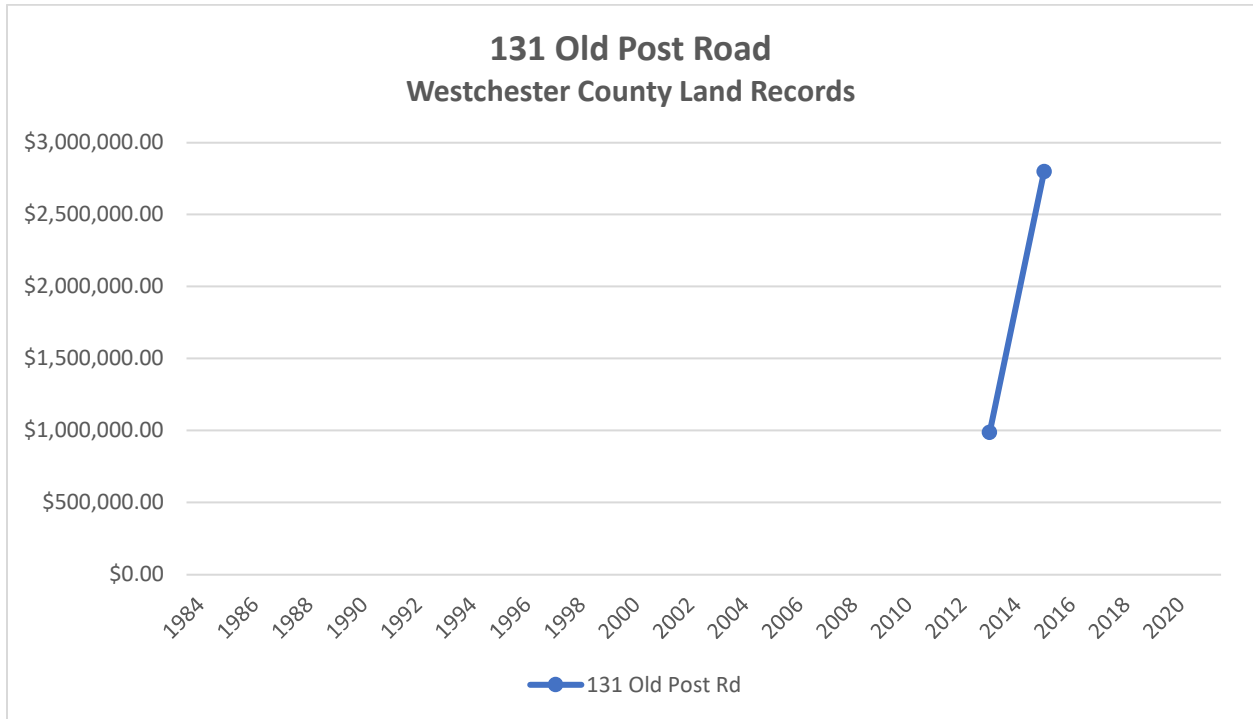
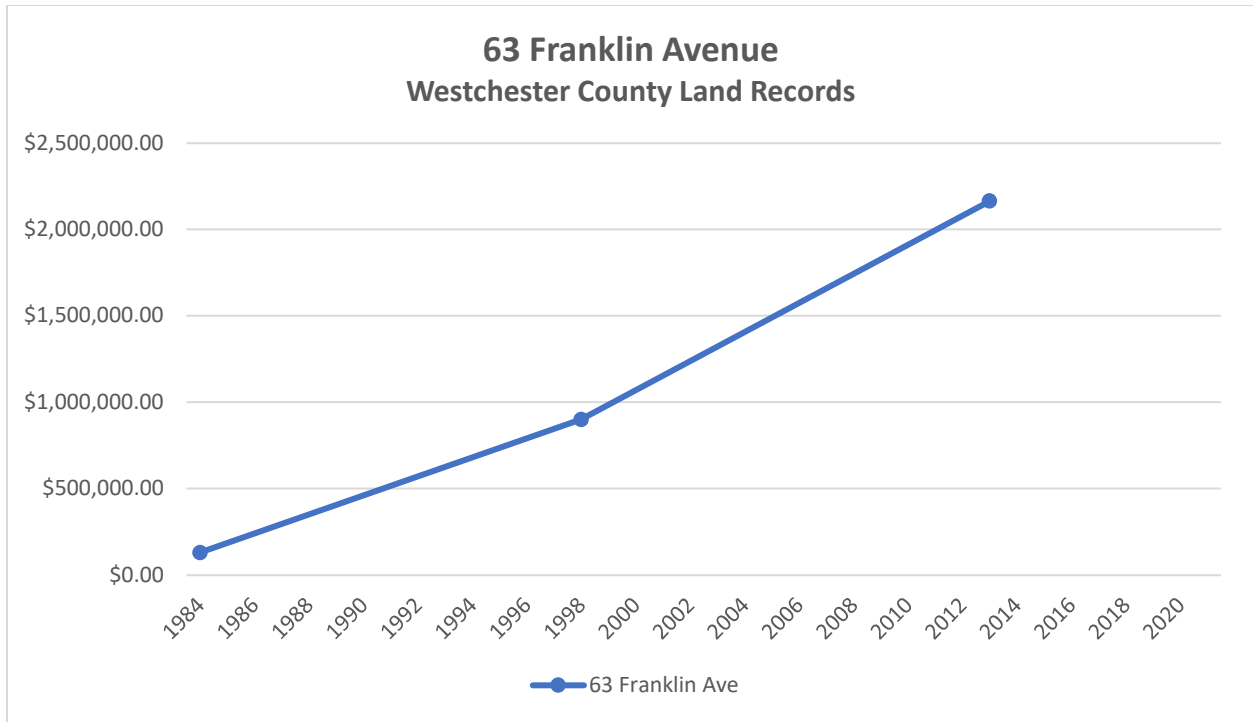


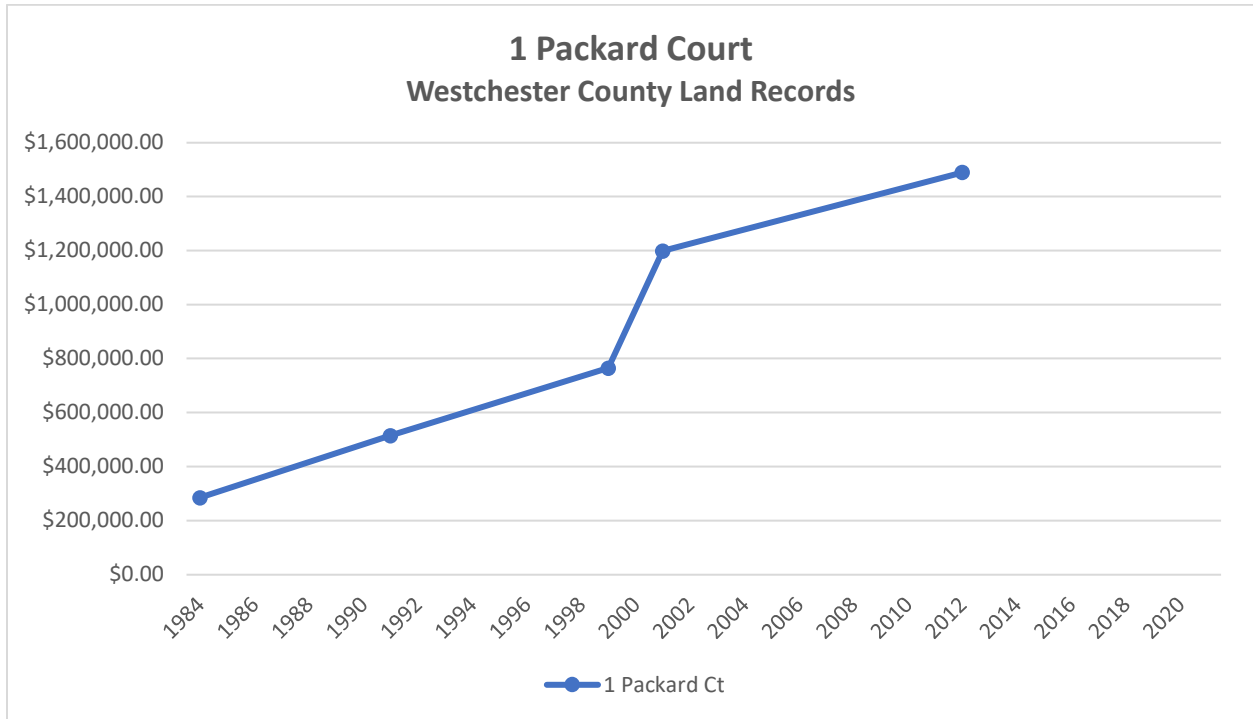
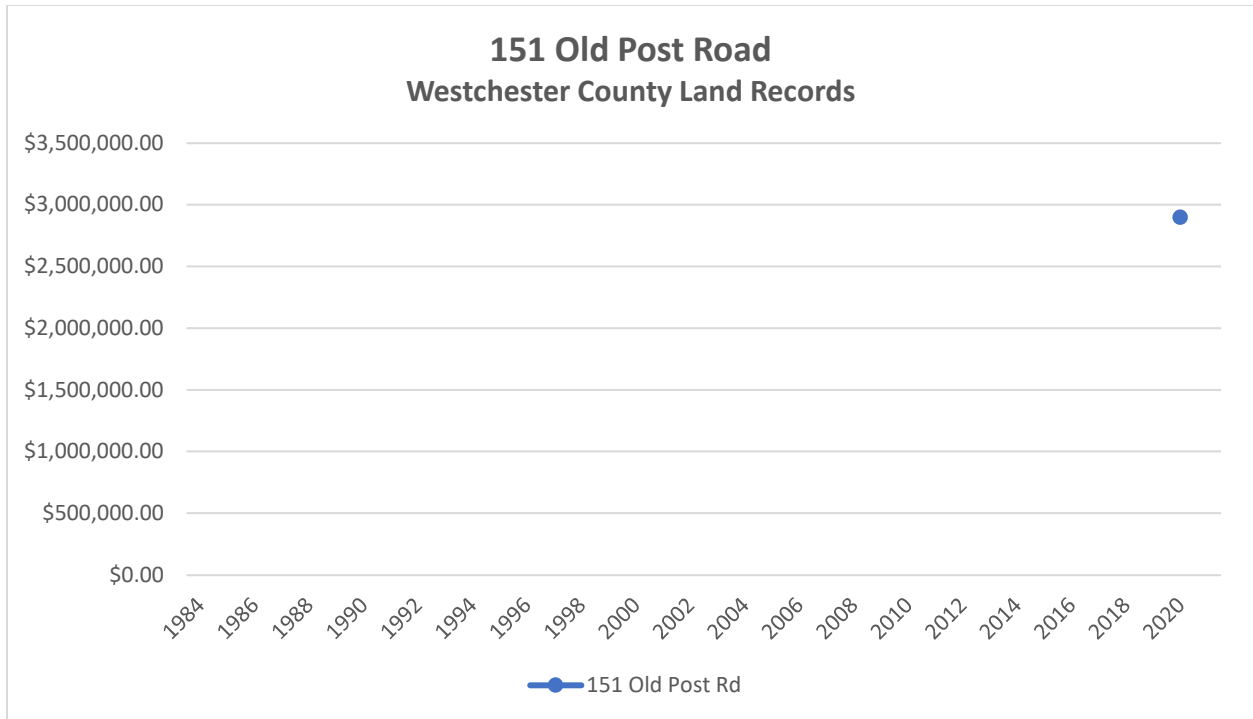


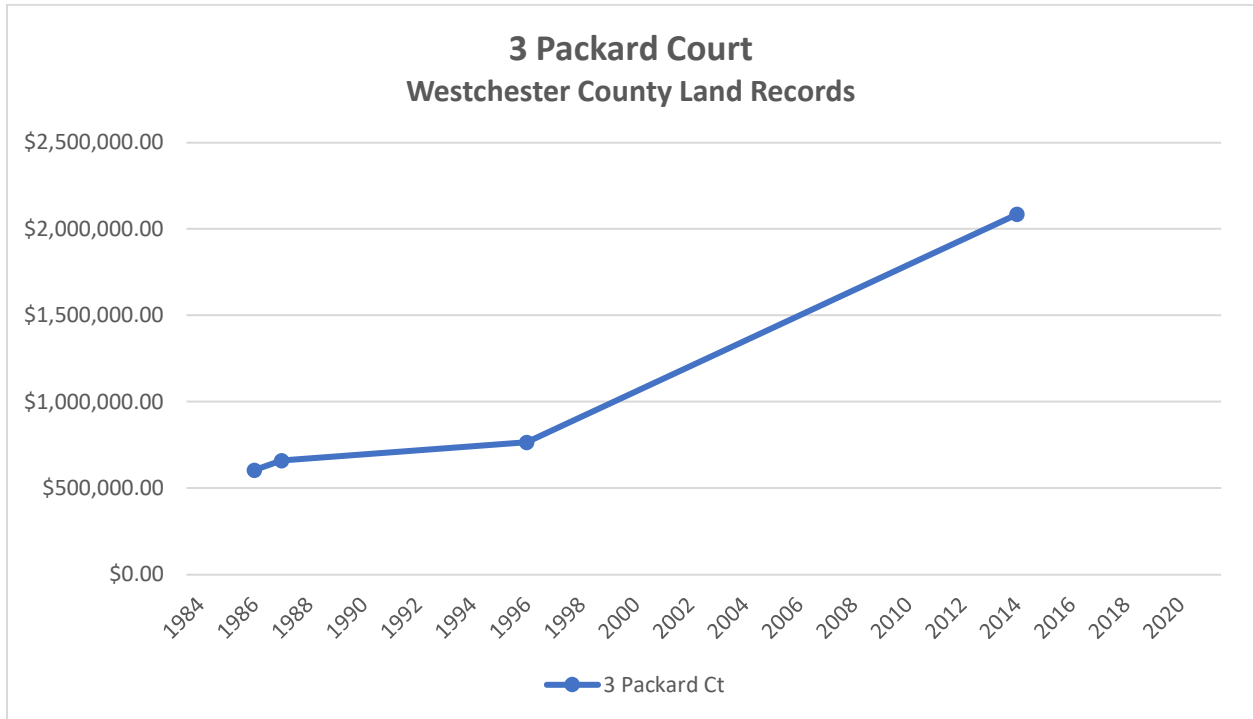
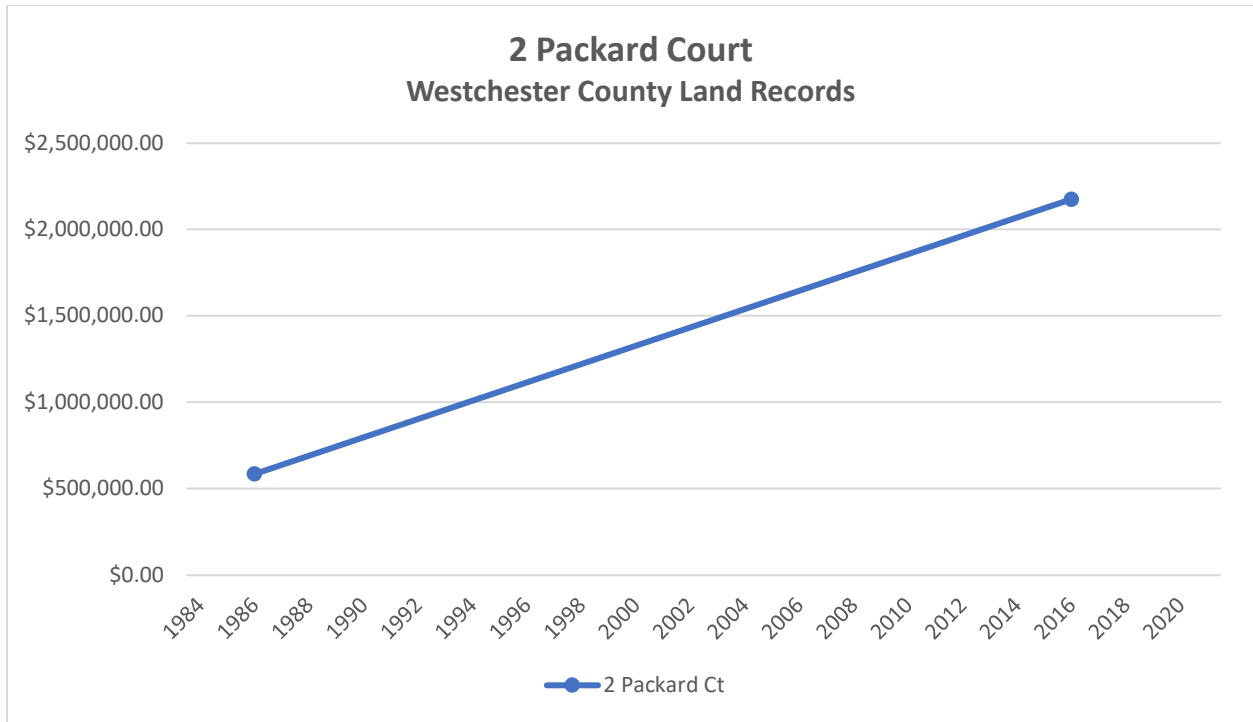


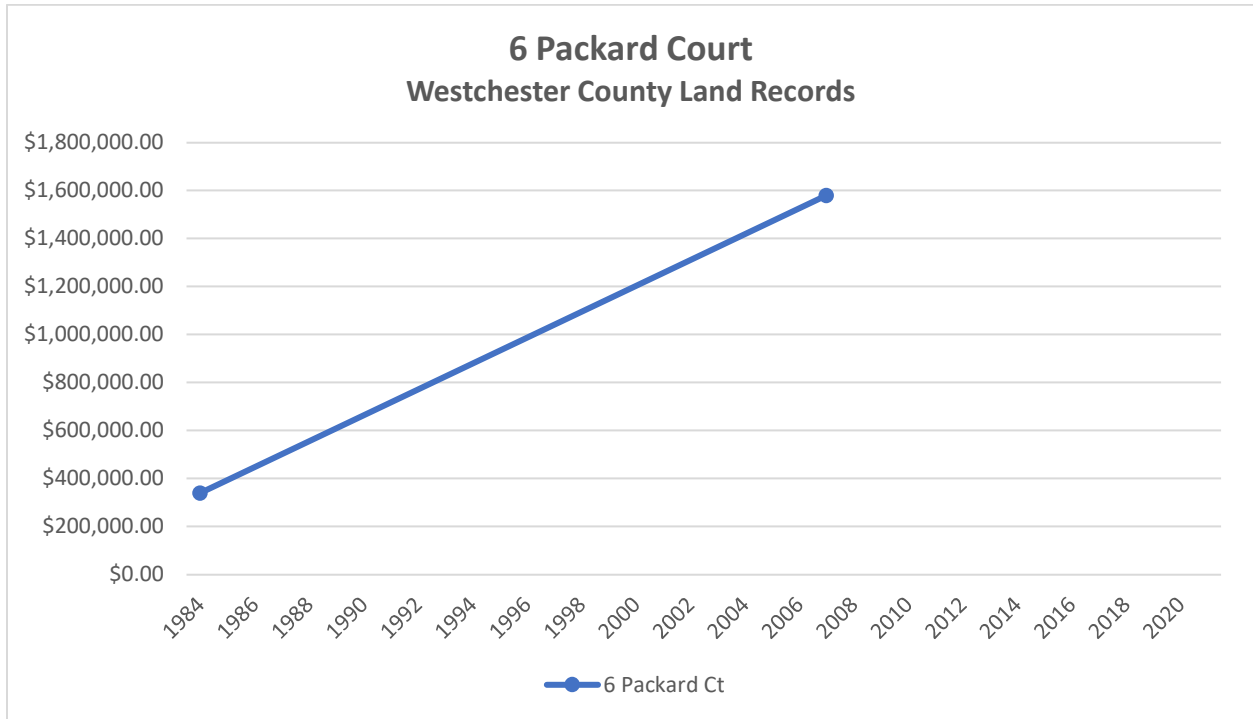
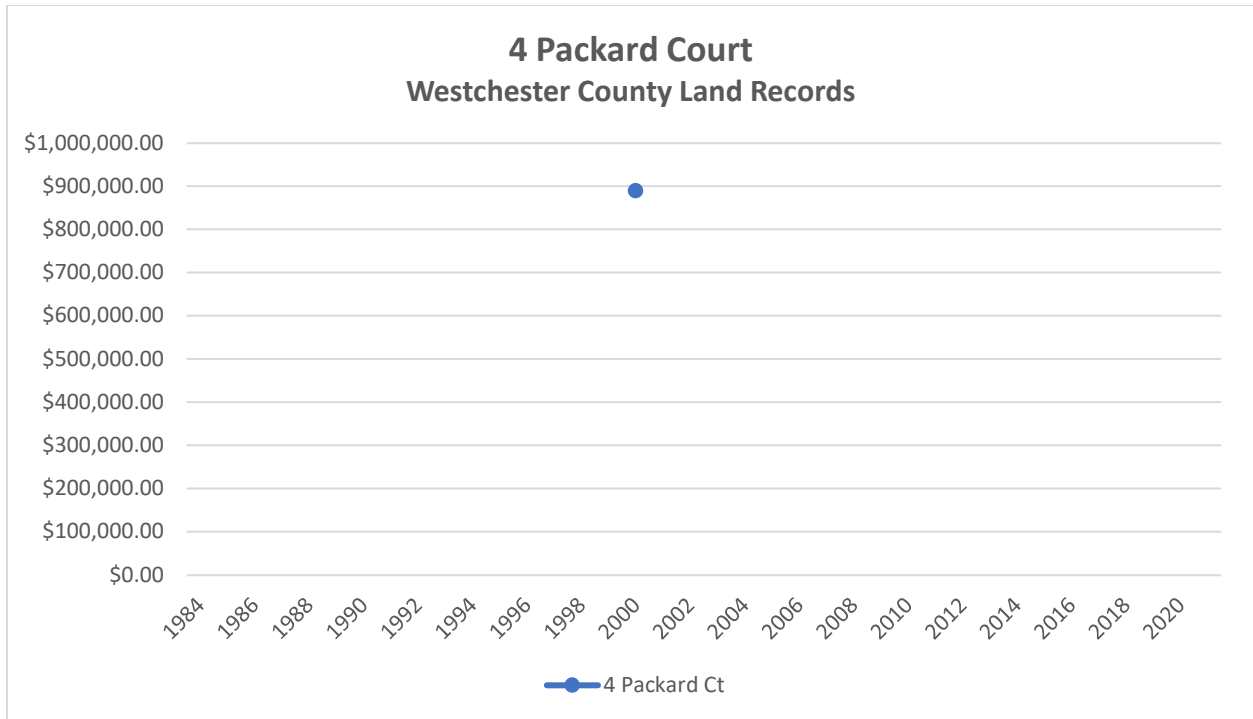


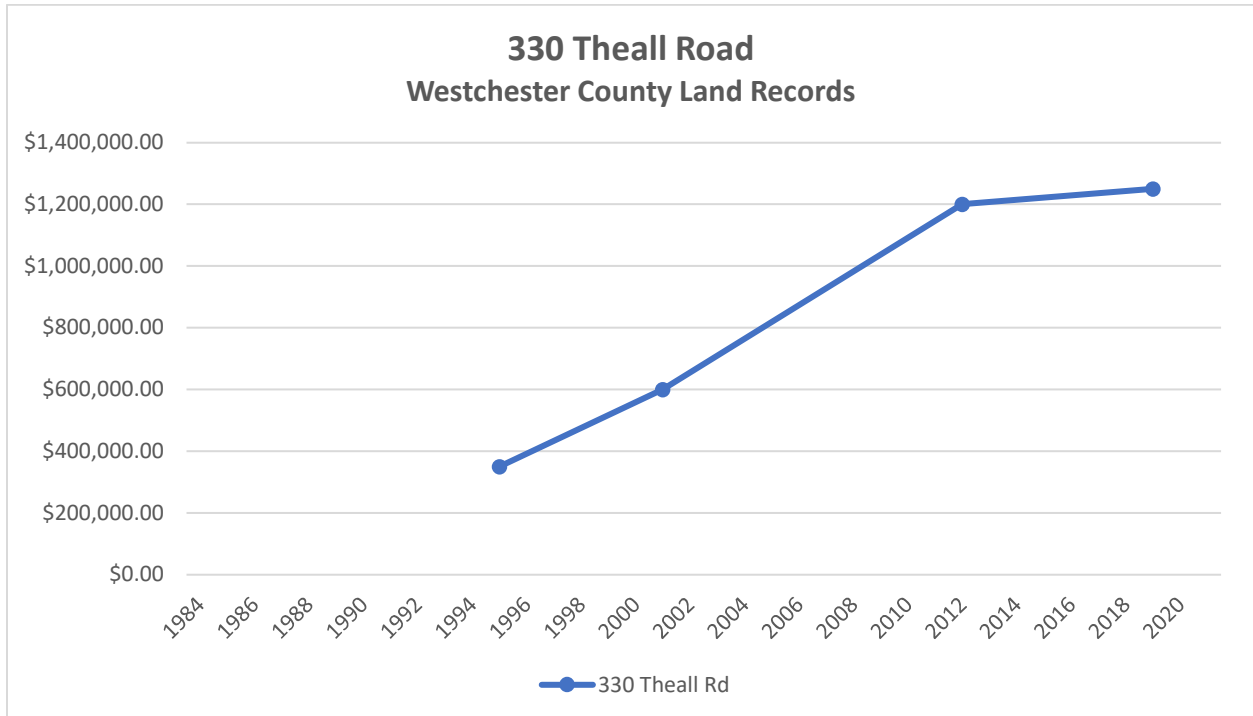
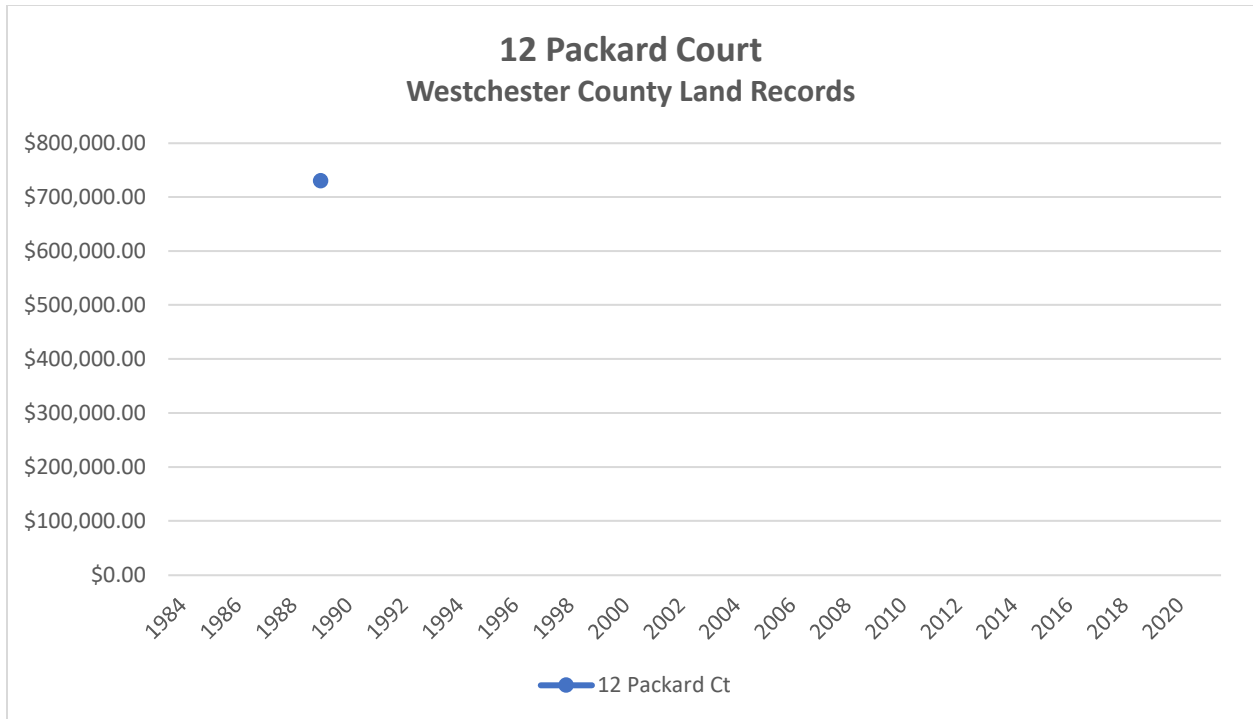












The Osborn
Rye, New York

Proposed Osborn Zoning Amendments and Residential Property Values

ATTACHMENT B

1 Osborn Road



422750111DEDC

Control Number
422750111

WIID Number
2002275-000062

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

TOTAL PAGES 3

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$19.00
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$64.00

TRANSFER TAXES

CONSIDERATION	\$1,105,000.00
TAX PAID	\$15,470.00
TRANSFER TAX #	4624

RECORDING DATE **10/07/2002**
TIME **12:58:00**

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
GEORGE GROSSMAN ESQ
17 ELM PLACE
RYE, NY 10580

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



501203451DED002L

Westchester County Recording & Endorsement Page

Submitter Information

Name: Hudson Abstract Services Professional, LLC Phone: (845) 638-2000
Address 1: 10 Schriever Lane Fax: (845) 634-0895
Address 2: Email: barbara.cummaro@hudsonabstract.com
City/State/Zip: New City NY 10956 Reference for Submitter: WOODRUFF

Document Details

Control Number: **501203451** Document Type: **Deed (DED)**
Package ID: 2010043000208001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: WOODRUFF ROBERT W - Individual
2: WOODRUFF LEE M - Individual

2nd PARTY

1: AGARWAL ANUPAM - Individual
2: AGARWAL MEERA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 1 OSBORN ROAD

Tax Designation: 146.17-3-31

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,605,000.00**
Transfer Tax: \$6,420.00
Mansion Tax: \$16,050.00
Transfer Tax Number: 10118

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/11/2010 at 12:40 PM

Control Number: **501203451**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

John P. Gardner Esq
14 Elm Place

Rye, NY 10580

3 Osborn Road

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



511393303DED002S

Westchester County Recording & Endorsement Page

Submitter Information

Name: Skyline Title LLC/Island Settlement Services LLC Phone: 212-324-4100
Address 1: 275 Madison Avenue Fax: 212-324-4101
Address 2: Email: cbranca@skylinetitle.biz
City/State/Zip: New York NY 10016 Reference for Submitter: ISS-6124-W-11

Document Details

Control Number: **511393303** Document Type: **Deed (DED)**
Package ID: 2011051900138001002 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: COOK WILLIAM A - Individual
2: COOK LYNN R - Individual

2nd PARTY

1: CONNORS TIMOTHY J Jr - Individual
2:

Property

☐ Additional Properties on Continuation page

Street Address: 3 OSBORN ROAD

Tax Designation: 146.17-3-30

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,784,500.00**
Transfer Tax: \$7,138.00
Mansion Tax: \$17,845.00
Transfer Tax Number: 30047

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/08/2011 at 12:41 PM

Control Number: **511393303**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Gail Hiler Esq.
One Meadow Place

Larchmont, NY 10538

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



540513609DED003X

Westchester County Recording & Endorsement Page

Submitter Information

Name: Data Trace / AIS Phone: 516-918-4610
Address 1: 1111 Marcus Avenue Fax:
Address 2: Suite MZ-214 Email: recordingservices@nydata.com
City/State/Zip: Lake Success NY 11042 Reference for Submitter: KEL-2066-W-13

Document Details

Control Number: **540513609** Document Type: **Deed (DED)**
Package ID: 2014022000322001001 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: CONNORS TIMOTHY J III - Individual
2:

2nd PARTY

1:INDER ILANA E - Individual
2: DEVERELL RICKY A - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 3 OSBORN RD

Tax Designation: 146-17-3-30

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,950,000.00**
Transfer Tax: \$7,800.00
Mansion Tax: \$19,500.00
Transfer Tax Number: 8719

Record and Return To

☐ Pick-up at County Clerk's office

RANDIE PATERNO, ESQ.
12 BERKLEY DRIVE

RYE BROOK, NY 10573

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 03/07/2014 at 10:49 AM

Control Number: **540513609**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



571253021DED002Q

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: Mary E. Rasamny Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: Deverell

Document Details

Control Number: **571253021** Document Type: **Deed (DED)**
Package ID: 2017050500011001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: DEVERELL RICKY A - Individual 1: YU YOUNGHA - Individual
2: INDER ILANA E - Individual 2: YU SUSAN - Individual

2nd PARTY

Property

☐ Additional Properties on Continuation page

Street Address: 3 OSBORN RD

Tax Designation: 146-17-3-30

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$2,195,000.00
Transfer Tax: \$8,780.00
Mansion Tax: \$21,950.00
Transfer Tax Number: 14281

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/08/2017 at 09:29 AM

Control Number: **571253021**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

JOHN GARDNER, ESQ
Lambden & Gardner
14 ELM PLACE
RYE, NY 10580

5 Osborn Road



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED

RECORDED IN THE BOOK OF DEEDS ☒ MORTGAGE ☐ MISC. ☐

LIBER 8880

PAGE 90

DATE JUL - 9 1987

TIME 8:36 AM

STATUTORY CHARGE 5-

RECORDING CHARGE 6-

FILING CHARGE 1-

CROSS REFERENCE _____

CERT/RECEIPT _____

EXAMINER TOTAL

12-

585,000.00
CONSIDERATION

RECEIVED
\$ 2340.00
REAL ESTATE
JUL - 9 1987
TRANSFER TAX
WESTCHESTER
COUNTY

19735

DATE _____

MORTG. AMOUNT _____

EXEMPT YES _____ NO _____

REC'D TAX ON ABOVE MTGE:

BASIC \$ _____

ADDTL \$ _____

SUBTOTAL \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL No. _____

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

THE PROPERTY IS SITUATED IN
WESTCHESTER, N.Y. IN THE
TOWN OF ☐ CITY OF ☒

02 BEDFORD
06 CORTLANDT
09 EASTCHESTER
11 GREENBURGH
12 HARRISON
16 LEWISBORO
17 MAMARONECK
19 MT. KISCO
20 MT. PLEASANT
21 MT. VERNON
22 NEW CASTLE
23 NEW ROCHELLE
24 NORTH CASTLE
26 NORTH SALEM
28 OSSINING
30 PEEKSKILL
31 PELHAM
35 POUND RIDGE
36 RYE CITY
37 RYE TOWN
38 SCARSDALE
39 SOMERS
42 WHITE PLAINS
43 YONKERS
44 YORKTOWN

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. DATE RETURNED

871904030

WITNESS MY HAND AND OFFICIAL SEAL

Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

0000058000 07/09/87CPA/DE
07:33

12.00

RECORDING DATE OF THIS INSTRUMENT AS
INDICATED ABOVE IS THE OFFICIAL DATE
ON WHICH THE WESTCHESTER COUNTY CLERK
RECEIVED THIS INSTRUMENT FOR RECORDING
QUESTIONS REGARDING DELAYS PRIOR TO
THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.



521883143DED001Z

Westchester County Recording & Endorsement Page

Submitter Information

Name: Fidelity National Title (Pick-up By Carol Glover) Phone: 516-741-5050
Address 1: 1415 Kellum Place Fax: 516-741-5363
Address 2: Suite 202 Email: dciccarello@fnf.com
City/State/Zip: Garden City NY 11530 Reference for Submitter: 62876CA

Document Details

Control Number: **521883143** Document Type: **Deed (DED)**
Package ID: 2012070600069001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: PULLMAN HENRY - Individual
2: PULLMAN GAIL - Individual

2nd PARTY

1: WHITTINGTON COLIN M - Individual
2: YI LO M - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 5 OSBORN ROAD

Tax Designation: 146.17-3-29

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$1,425,000.00
Transfer Tax: \$5,700.00
Mansion Tax: \$14,250.00
Transfer Tax Number: 43610

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/24/2012 at 10:36 AM

Control Number: **521883143**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

HAROLD, SALANT, STRASSFIELD & SPIELBERG, ESQ.
81 MAIN STREET

WHITE PLAINS, NY 10601

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



562523315DED004W

Westchester County Recording & Endorsement Page

Submitter Information

Name: Register Abstract Company, Inc. Phone: 718-687-4928
Address 1: 215-15 Northern Boulevard Fax: Jennifer Agunzo
Address 2: Suite 101 Email: jagunzo@titlesny.com
City/State/Zip: Bayside NY 11361 Reference for Submitter: HA-17594

Document Details

Control Number: **562523315** Document Type: **Deed (DED)**
Package ID: 2016090800136001001 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: WHITTINGTON COLIN M - Individual
2: YI LO MAN - Individual

2nd PARTY

1: PATRICK KEHOE & DANIELA ARREDONDO REVOCABLE T - Other
2: KEHOE PATRICK - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 5 OSBORN ROAD

Tax Designation: 146.17-3-29

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: IT-2663

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,849,000.00**
Transfer Tax: \$7,396.00
Mansion Tax: \$18,490.00
Transfer Tax Number: 2966

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 09/23/2016 at 03:57 PM

Control Number: **562523315**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

PATRICK KEHOE
DANIELA ARREDONDO
5 OSBORN ROAD
RYE, NY 10580

7 Osborn Road



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED
(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 9554
PAGE 311

STAT'Y CHARGE 5
REC'ING CHARGE 12
FILING CHARGE 1
CROSS REFERENCE _____
CERT/RECEIPT _____

TOTAL

18

\$ 755000
CONSIDERATION

RECEIVED

\$ 3020.

JUN 16 1989

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE _____

MORTG. AMOUNT _____

EXEMPT YES _____ NO _____
REC'D TAX ON ABOVE MTGE: _____

BASIC \$ _____

ADDTL \$ _____

SUBTOTAL \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL No. _____

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No. 891679020 DATE RETURNED _____

EXAMINED BY _____
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

RECEIVED
89 JUN 16 2:11:02

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

903998B030 06/16/89CPA/DE
11:33

18.00

RECORD AND RETURN



472280540DED1

Control Number
472280540

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 6

TOTAL PAGES: 6

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$18.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$123.00

TRANSFER TAXES

CONSIDERATION	\$2,251,000.00
TAX PAID	\$0.00
TRANSFER TAX #	823

RECORDING DATE: 8/27/2007

TIME: 14:31:00

TAXES PAID IN ALBANY

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
LAMB DEN & GARDNER PC
14 ELM PLACE**

RYE, NY 10580

9 Osborn Road



531783644DED0045

Westchester County Recording & Endorsement Page

Submitter Information

Name: Stewart Title Insurance Company (pick up by Ramon . Phone: 914-993-9393
Address 1: 707 Westchester Avenue, Ste 411 Fax: 914-997-1698
Address 2: Email: nymetrorecordings@stewart.com
City/State/Zip: White Plains NY 10701 Reference for Submitter: 1317516-P,D,M

Document Details

Control Number: **531783644** Document Type: **Deed (DED)**
Package ID: 2013062700288001001 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: GOLDIE ROBERT H - Individual
2: GOLDIE JULIA H - Individual

2nd PARTY

1: TAVI SABRINA - Individual
2: CHOROST DANIEL D - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 9 OSBORN ROAD

Tax Designation: 146.17-3-32

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$1,850,000.00
Transfer Tax: \$7,400.00
Mansion Tax: \$18,500.00
Transfer Tax Number: 23170

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/17/2013 at 03:25 PM

Control Number: **531783644**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Randie Paterno, Esq.
12 Berkeley Drive

Rye Brook, NY 10573

45 Osborn Road



Q00194292



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>12.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u> </u>

MORTGE. DATE	<u> </u>
MORTGE. AMT	<u> </u>
EXEMPT	YES <u> </u> NO <u> </u>

LIBER: 10994
PAGE : 157

REC'D TAX ON ABOVE MTGE:	
BASIC	\$ <u> </u>
ADDITIONAL	\$ <u> </u>

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

SUBTOTAL	\$ <u> </u>
SPECIAL	\$ <u> </u>
TOTAL PAID	\$ <u> </u>

TOTAL PAID
53.00\$ 735000.00
CONSIDERATIONSERIAL NO. DWELLING 1-6 OVER

RECEIVED:	
TAX AMOUNT \$	<u>2940.00</u>
TRANSFER TAX#	<u>0004548</u>

<u> </u> DUAL TOWN
<u> </u> DUAL COUNTY/STATE

<u> </u> HELD
<u> </u> NOT HELD <u> </u>

TITLE COMPANY NUMBER: EXAMINED BY JLG1TERMINAL CTRL# 94292Q001DATE RETURNED 0000440000 10/19/94CPA/DE
11:55

53.00

I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



471840228DED1

Control Number
471840228

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$2,200,000.00
TAX PAID	\$30,800.00
TRANSFER TAX #	17682

RECORDING DATE: 7/11/2007

TIME: 12:17:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
GUY NOVO ESQ
14 TOWNSEND AVE**

HARTSDALE, NY 10530



600763637DED0022

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 2457

Document Details

Control Number: **600763637** Document Type: **Deed (DED)**
Package ID: 2020031600265001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: NORR PER O - Individual
2: NORR LENA C - Individual

2nd PARTY

1: LOUW NICHOLAS - Individual
2: LOUW ROSALIE - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 45 OSBORN ROAD

Tax Designation: 146.17-3-77

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584 3: IT-2663

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$1,675,000.00
Transfer Tax: \$6,700.00
Mansion Tax: \$16,750.00
Transfer Tax Number: 10715

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 03/25/2020 at 12:34 PM

Control Number: **600763637**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

RANDIE PATERNO, P.C.
16 SCHOOL STREET
SUITE 101
RYE, NY 10580
Attn: RANDIE PATERNO, ESQ.

57 Osborn Road



600293477DED0012

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 2285

Document Details

Control Number: **600293477** Document Type: **Deed (DED)**
Package ID: 2020012900244001001 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: DUNN ROBERT J - Individual
2: DUNN PHYLLIS K - Individual

2nd PARTY

1: BROWN ROBERT - Individual
2: BROWN AILEEN - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 57 OSBORN ROAD

Tax Designation: 146.17-3-76

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$1,585,000.00
Transfer Tax: \$6,340.00
Mansion Tax: \$15,850.00
Transfer Tax Number: 11819

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/13/2020 at 11:49 AM

Control Number: **600293477**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Becky Sena, Esq.
16 School Street
Suite 101
RYE, NY 10580

61 Osborn Road



W03895214



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
53.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 11201
PAGE : 347

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____
=====

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 600000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2400.00
TRANSFER TAX# 0000064

☐ DUAL TOWN
☐ DUAL COUNTY/STATE
☐ HELD
☐ NOT HELD _____

TITLE COMPANY NUMBER: _____

EXAMINED BY PJC1

TERMINAL CTRL# 95214W038

DATE RETURNED _____

0000548000 08/02/95CPA/DE
09:10

53.00

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



571353499DED002A

Westchester County Recording & Endorsement Page

Submitter Information

Name: Judicial Title Insurance- PICK UP Phone: 914-381-6700
Address 1: 800 Westchester Avenue Fax: 914-381-6785
Address 2: Email: JTrecording@judicialtitle.com
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 127475-sb ef

Document Details

Control Number: **571353499** Document Type: **Deed (DED)**
Package ID: 2017051500252001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: CHORON DOUGLAS B - Individual
2:

2nd PARTY

1: 61 GRANDVIEW DEVELOPMENT LLC - Other
2: SOLLECITO ROCCO - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 61 OSBORN ROAD

Tax Designation: 146.17-3-75

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,635,000.00**
Transfer Tax: \$6,540.00
Mansion Tax: \$16,350.00
Transfer Tax Number: 13411

Record and Return To

☐ Pick-up at County Clerk's office

judicial title
800 westchester ave
suite s-340
rye brook, NY 10573

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/19/2017 at 02:57 PM

Control Number: **571353499**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



581413298DED0015

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: Mary E. Rasamny Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: 7608

Document Details

Control Number: **581413298** Document Type: **Deed (DED)**
Package ID: 2018052100153001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: 61 GRANDVIEW DEVELOPMENT LLC - Other 1: TIMCHAK CHRISTOPHER - Individual
2: 2: TIMCHAK AMANDA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 61 OSBORN ROAD

Tax Designation: 146.17-3-75

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$3,749,940.00
Transfer Tax: \$15,000.00
Mansion Tax: \$37,499.40
Transfer Tax Number: 13419

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/25/2018 at 10:50 AM

Control Number: **581413298**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

George Grossman, Esq.
17 Elm Place

Rye, NY 10580

71 Osborn Road



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT bed
(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 9832
PAGE 301

STAT'Y CHARGE 525

REC'ING CHARGE 6-

FILING CHARGE 425

CROSS REFERENCE _____

CERT/RECEIPT _____

TOTAL
16-

\$ 632,500 -
CONSIDERATION

RECEIVED
\$ 2530 -

JUN 21 1990
REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE _____

MORTG. AMOUNT _____

EXEMPT YES _____ NO _____
REC'D TAX ON ABOVE MTGE:

BASIC \$ _____

ADDTL \$ _____

SUBTOTAL \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL No. _____

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No. _____ DATE RETURNED _____

EXAMINED BY
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

000054B000 06/21/90CPA/DE 16.00
09:38

RECEIVED

90 JUN 21 AM 9:17

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECORD AND RETURN
Cerrato, Sweeney, Cohn,
Stahl + Vaccaro
200 East Post Road, P.O. Box 351
White Plains, N.Y. 10603
Attn: William M. Joyce, Esq.



R02495096



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>9.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	

TOTAL PAID
50.00

MORTGE. DATE	_____
MORTGE. AMT	_____
EXEMPT	YES _____ NO _____

LIBER: <u>11123</u>
PAGE : <u>47</u>

REC'D TAX ON ABOVE MTGE:	
YONKERS	\$ _____
BASIC	\$ _____
ADDITIONAL	\$ _____
SUBTOTAL	\$ _____
MTA	\$ _____
SPECIAL	\$ _____
TOTAL PAID	\$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ <u>795000.00</u>
CONSIDERATION

RECEIVED:	
TAX AMOUNT \$	<u>3180.00</u>
TRANSFER TAX#	<u>0012149</u>

SERIAL NO. _____

DWEELLING 1-6 OVER

— DUAL TOWN
— DUAL COUNTY/STATE

— HELD
— NOT HELD

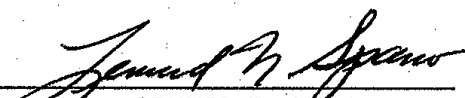
TITLE COMPANY NUMBER: _____

EXAMINED BY MAC2TERMINAL CTRL# 95096R024

DATE RETURNED _____

088067B000 04/06/95CPA/DE
10:09

50.00

I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL


 LEONARD N. SPANO
 WESTCHESTER COUNTY CLERK



532753459DED0017

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: contactus@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: TTS-30422-Morell

Document Details

Control Number: **532753459** Document Type: **Deed (DED)**
Package ID: 2013100200218001003 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: MORELL MARK J - Individual 1: CALACCI RICHARD A - Individual
2: MORELL BROOKE H - Individual 2: BOES HELEN K - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 71 OSBORN ROAD

Tax Designation: 146.17-3-74

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,835,000.00**
Transfer Tax: \$7,340.00
Mansion Tax: \$18,350.00
Transfer Tax Number: 4655

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 11/12/2013 at 04:01 PM

Control Number: **532753459**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

THOROUGHbred TITLE SERVICES
800 WESTCHESTER AVENUE
SUITE S434
RYE BROOK, NY 10573
Attn: RECORDING DEPT.

81 Osborn Road



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DCD
(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 9580
PAGE 19

STAT'Y CHARGE 5

REC'ING CHARGE 6

FILING CHARGE _____

CROSS REFERENCE _____

CERT/RECEIPT _____

TOTAL

\$ 856100
CONSIDERATION

RECEIVED
\$ 3426

JUL 14 1989
REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE _____

MORTG. AMOUNT _____

EXEMPT YES _____ NO _____
REC'D TAX ON ABOVE MTGE:

BASIC \$ _____

ADDTL \$ _____

SUBTOTAL \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL No. _____

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No.

DATE RETURNED

89195K059

EXAMINED BY _____
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

RECEIVED
89 JUL 14 P. 12 08
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

0000728000 07/14/89CPA/DE
12:16

11.00

RECORD AND RETURN

LIBER 9965 PAGE 222



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

ADDITIONAL COMMENTS

RECORD AND RETURN

Thatcher, Proffitt & Wood, Esqs
11 Martine Avenue
White Plains, N.Y. 10606
Attn: Gerald O. Hjertson, Esq

TITLE COMPANY NUMBER L13488

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED
(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER

PAGE

STAT'Y CHARGE

REC'ING CHARGE

REC. MGT. FUND

CROSS REFERENCE

CERT/RECEIPT

TOTAL

\$ 860,000
CONSIDERATION

RECEIVED

\$ 3440 -

JAN 18 1991

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTGE. DATE

MORTGE. AMOUNT

EXEMPT YES NO
REC'D TAX ON ABOVE MTGE:

BASIC

ADDTL

SUBTOTAL

SPECIAL

TOTAL

SERIAL No.

DWELLING: ☐ 1-6 ☐ OVER

☐ DUAL TOWN
☐ DUAL COUNTY/STATE

☐ HELD
☐ NOT HELD

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No.

DATE RETURNED

EXAMINED BY
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

000067B000 01/18/91CFA/DE
11:54

16.00

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.



472560381DED1

Control Number
472560381

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$750,000.00
TAX PAID	\$0.00
TRANSFER TAX #	2020

RECORDING DATE: 9/18/2007

TIME: 13:53:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

TAXES PAID IN ALBANY

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
LAURIS G L RALL
81 OSBORNE RD**

RYE, NY 10580

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



521923573DED0011

Westchester County Recording & Endorsement Page

Submitter Information

Name: David Chesnut, Future Title Company, Inc. Phone: 914-666-7770
Address 1: Attn: Mary K. Rasamny Fax: 914-666-7767
Address 2: 37 West Main Street Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: 6288

Document Details

Control Number: **521923573** Document Type: **Deed (DED)**
Package ID: 2012071000242001001 Document Page Count: **2** Total Page Count: **3**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: RALL LAURIS G - Individual 1: MCLAUGHLIN MICHAEL L - Individual
2: 2: MCLAUGHLIN SYLVIA H - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 81 OSBORN ROAD

Tax Designation: 146.17-3-73

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$15.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$185.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: \$1,682,500.00
Transfer Tax: \$6,730.00
Mansion Tax: \$16,825.00
Transfer Tax Number: 43896

Record and Return To

☐ Pick-up at County Clerk's office

GEORGE GROSSMAN, ESQ.
14 ELM PLACE

RYE, NY 10580

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/31/2012 at 02:22 PM

Control Number: **521923573**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



571583381DED0015

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: Mary E. Rasamny Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: McLaughlin

Document Details

Control Number: **571583381** Document Type: **Deed (DED)**
Package ID: 2017060700232001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: MCLAUGHLIN MICHAEL L - Individual
2: MCLAUGHLIN SYLVIA H - Individual

2nd PARTY

1: KELLER ANDREW J - Individual
2: KELLER HELEN S - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 81 OSBORN ROAD

Tax Designation: 146.17-3-73

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: \$2,700,000.00
Transfer Tax: \$10,800.00
Mansion Tax: \$27,000.00
Transfer Tax Number: 15297

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/27/2017 at 12:00 PM

Control Number: **571583381**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Patricia S. Rafter, Esq.
14 Elm Place

Rye, NY 10580

97 Osborn Road



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

LIBER 8713 PAGE 240

TYPE OF INSTRUMENT DEED DATE _____
STATUTORY CHARGE 5 MTGE AMT _____
RECORDING CHARGE 12 EXEMPT YES _____ NO _____
FILING CHARGE 1 REC'D TAX ON ABOVE MTGE _____
CROSS REFERENCE _____ BASIC \$ _____
CERT/RECEIPT _____ ADDITIONAL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____
SERIAL NO _____

RECEIVED
WESTCHESTER COUNTY CLERK

JAN 27 9 31 AM '87

02 BEDFORD
06 CORTLANDT
09 EASTCHESTER
11 GREENBURGH
12 HARRISON
16 LEWISBORO
17 MAMARONECK
19 MT KISCO
20 MT PLEASANT
21 MT VERNON
22 NEW CASTLE
23 NEW ROCHELLE
24 NORTH CASTLE
26 NORTH SALEM
28 OSSINING
30 PEEKSKILL
31 PELHAM
35 POUND RIDGE
36 RYE CITY
37 RYE TOWN
38 SCARSDALE
39 SOMERS
42 WHITE PLAINS
43 YONKERS
44 YORKTOWN

CONSID 537,000

RECEIVED
\$ 2148
REAL ESTATE
JAN 27 1987
TRANSFER TAX
WESTCHESTER
COUNTY

11301

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 8713

TRANSFER FEES NO

DATE RET'D

1466B001 01/27/87CPA

18.00

		SECTION BLOCK LOT VILLAGE TOWN COUNTY				
		RECORD AND RETURN TO:				

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF Rye COUNTY OF WESTCHESTER
N.Y. A TRUE COPY OF THE ORIGINAL Deed RECORDED
IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
WESTCHESTER COUNTY ON Jan. 27, 1987 AT 9:31a M. IN
LIBER 8713 PAGE 236 IN THE BOOK OF Deeds
WITNESS MY HAND AND OFFICIAL SEAL:

Andrew J. Spano
ANDREW J. SPANO, COUNTY CLERK



K02197181



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 5 TOTAL PAGES 5
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 15.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
55.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 11754
PAGE : 93

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 950000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 3800.00
TRANSFER TAX# 0017006

___ DUAL TOWN
___ DUAL COUNTY/STATE

___ HELD
___ NOT HELD _____

TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 06/30/97

TERMINAL CTRL# 97181K021 TIME 14:50

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL

Leonard N. Spano
LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



400820176DEDH

Control Number
400820176

WIID Number
2000082-000083

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$1,200,000.00
TAX PAID	\$16,800.00
TRANSFER TAX #	12164

RECORDING DATE	04/18/2000
TIME	07:50:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER
DWELLING**

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
Future title Co. Inc.
59 South Greeley Ave.
Chappaqua, NY 10514**



610063362DED002R

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: David Chesnut Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: 8438

Document Details

Control Number: **610063362** Document Type: **Deed (DED)**
Package ID: 2021010600171001002 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: MACDONALD ROBERT C
2: LANSKY ALEXANDRA S

- Individual
- Individual

1: VELASQUEZ JACK
2: VELASQUEZ KATE

- Individual
- Individual

2nd PARTY

Property

☐ Additional Properties on Continuation page

Street Address: 97 OSBORN ROAD

Tax Designation: 146.17-3-71

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$2,435,000.00**
Transfer Tax: \$9,740.00
Mansion Tax: \$24,350.00
Transfer Tax Number: 23821

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/21/2021 at 12:29 PM

Control Number: **610063362**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

George Grossman, Esq.
17 Elm Place

Rye, NY 10580

111 Osborn Road

LIBER 9860 PAGE 150



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

ADDITIONAL COMMENTS

RECORD AND RETURN

TITLE COMPANY NUMBER

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DES

(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 9860
PAGE 147

STAT'Y CHARGE 5.25

REC'ING CHARGE 6

REC. MGT. FUND 4.75

CROSS REFERENCE

CERT/RECEIPT

TOTAL
16

\$ 475000
CONSIDERATION

RECEIVED
\$ 1900

JUL 30 1990

14451

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE

MORTG. AMOUNT

EXEMPT YES NO
REC'D TAX ON ABOVE MTGE:

BASIC \$

ADDTL \$

SUBTOTAL \$

SPECIAL \$

TOTAL \$

SERIAL No.

DWELLING: ☐ 1-6 ☐ OVER

☐ DUAL TOWN.
☐ DUAL COUNTY/STATE

☐ HELD
☐ NOT HELD

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECEIVED

90 JUL 30 AM 10:29

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. 90211007 DATE RETURNED

EXAMINED BY
WITNESS BY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

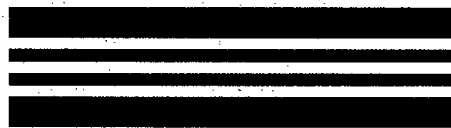
0000548000-07/30/90CRA/DE
10:46

16.00

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT. QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY.



N04192104



DED2

36



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 9.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC. _____

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 10270
PAGE : 107

REC'D TAX ON ABOVE MTGE:
BASIC \$ _____
ADDITIONAL \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____

TOTAL
50.00

\$ 525000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2100.00
TRANSFER TAX# 0009999

___ DUAL TOWN
___ DUAL COUNTY/STATE
___ HELD
___ NOT HELD

TITLE COMPANY NUMBER: _____

EXAMINED BY DKL1

TERMINAL CTRL# 92104N041

DATE RETURNED _____

000083B000 04/13/92CFA/DE 50.00
14:28

I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

Andrew J. Spano

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK



K02698061



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 11936
PAGE : 279

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

TOTAL PAID
52.00

\$ 655000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2620.00
TRANSFER TAX# 0010738

☐ DUAL TOWN
☐ DUAL COUNTY/STATE

☐ HELD
☐ NOT HELD _____

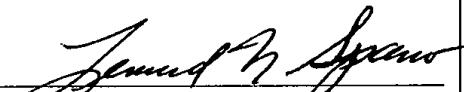
TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 03/02/98

TERMINAL CTRL# 98061K026 TIME 15:14

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK





440361116DEDF

Control Number
440361116

WIID Number
2004036-000433

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 5

TOTAL PAGES 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$95.00

TRANSFER TAXES

CONSIDERATION	\$1,625,000.00
TAX PAID	\$22,750.00
TRANSFER TAX #	5947

RECORDING DATE 03/22/2004
TIME 11:18:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
ALAN PILLA
107 LAKE AVE
TUCKAHOE, NY 10709

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



501963042DED001U

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: vesposito@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 20883-Pritchard

Document Details

Control Number: **501963042** Document Type: **Deed (DED)**
Package ID: 2010071500020001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: ROOT ANDREW - Individual
2: ROOT TARA - Individual

2nd PARTY

1: PRITCHARD ROBERT - Individual
2: BREITENBACH LAURA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 111 OSBORN ROAD

Tax Designation: 146.17-3-69

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,810,000.00**
Transfer Tax: \$7,240.00
Mansion Tax: \$18,100.00
Transfer Tax Number: 15

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/02/2010 at 08:27 AM

Control Number: **501963042**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Thoroughbred Title Services, LLC
800 Westchester Avenue
Suite S434
Rye Brook, NY 10573
Attn: Vincent Esposito

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



582683389DED003G

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: Mary E. Rasamny Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: Pritchard-Martin

Document Details

Control Number: **582683389** Document Type: **Deed (DED)**
Package ID: 2018092500202001004 Document Page Count: **4** Total Page Count: **6**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: PRITCHARD ROBERT - Individual
2: MARTIN LAURA - Individual

2nd PARTY

1: PLUMMER SEAN S - Individual
2: PLUMMER CATHERINE L - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 111 OSBORN ROAD

Tax Designation: 146.17-3-69

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$2,123,000.00
Transfer Tax: \$3,538.00
Mansion Tax: \$21,230.00
Transfer Tax Number: 5276

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 11/19/2018 at 11:28 AM

Control Number: **582683389**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

George Grossman, Esq.
17 Elm Place

Rye, NY 10580

115 Osborn Road



581453187DED0016

Westchester County Recording & Endorsement Page

Submitter Information

Name: CSC Ingeo Phone: 855-200-1150
Address 1: 919 North 1000 West Fax: 435-755-7025
Address 2: Email: csc-help@cscinfo.com
City/State/Zip: Logan UT 84321 Reference for Submitter: 10321768-CSC Ingeo

Document Details

Control Number: **581453187** Document Type: **Deed (DED)**
Package ID: 2018062500063001000 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: ANNE DONNELLY TRUST - Other
2: DONNELLY ANNE G - Individual

2nd PARTY

1: 61 GRANDVIEW DEVELOPMENT LLC - Other
2:

Property

☐ Additional Properties on Continuation page

Street Address: 115 OSBORN ROAD

Tax Designation: 146.17-3-68

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,202,000.00**
Transfer Tax: \$4,808.00
Mansion Tax: \$12,020.00
Transfer Tax Number: 14845

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/25/2018 at 12:03 PM

Control Number: **581453187**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

James Marsico, Esq.
2500 Westchester Avenue
Suite 109
Purchase, NY 10577



591233364DED0020

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 1615

Document Details

Control Number: **591233364** Document Type: **Deed (DED)**
Package ID: 2019050300167001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: 61 GRANDVIEW DEVELOPMENT LLC - Other 1: JANSEVANRENSBURG FRASER - Individual
2: 2: JANSEVANRENSBURG CHEVAUN - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 115 OSBORN ROAD Tax Designation: 146.17-3-68
City/Town: RYE CITY Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$3,212,852.00
Transfer Tax: \$12,852.00
Mansion Tax: \$32,128.52
Transfer Tax Number: 12320

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 05/09/2019 at 02:22 PM

Control Number: **591233364**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Randie Paterno, P.C.
16 School Street, Suite D

Rye Brook, NY 10580
Attn: Randie Paterno, Esq.

125 Osborn Road



452850317DED1

Control Number
452850317

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$850,000.00
TAX PAID	\$3,400.00
TRANSFER TAX #	3924

RECORDING DATE: 10/24/2005

TIME: 17:06:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
JOHN P. GARDNER, ESQ.
14 ELM PLACE**

RYE, NY 10580

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



542113238DED002T

Westchester County Recording & Endorsement Page

Submitter Information

Name: Judicial Title Insurance- PICK UP Phone: 914-381-6700
Address 1: 800 Westchester Avenue Fax: 914-381-6785
Address 2: Email: ltriglia@judicialtitle.com
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: J 117549 kn

Document Details

Control Number: **542113238** Document Type: **Deed (DED)**
Package ID: 2014073000095001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: PICKUP LESLIE B - Individual
2: PICKUP SCOTT D - Individual

2nd PARTY

1: SLATTERY JAMES F - Individual
2: SLATTERY ANNE K - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 125 OSBORN ROAD

Tax Designation: 146.17-3-67

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,175,000.00**
Transfer Tax: \$4,700.00
Mansion Tax: \$11,750.00
Transfer Tax Number: 776

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/18/2014 at 10:39 AM

Control Number: **542113238**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

THE JUDICIAL TITLE INSURANCE AGENCY LLC
800 WESTCHESTER AVENUE
SUITE S340
RYE BROOK, NY 10573

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



603653527DED0021

Westchester County Recording & Endorsement Page

Submitter Information

Name: Future Title Agency, Inc. Phone: 914-666-7770
Address 1: Attn: David Chesnut Fax: 914-666-7767
Address 2: 280 North Bedford Rd., Suite 307 Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: Slattery Sale

Document Details

Control Number: **603653527** Document Type: **Deed (DED)**
Package ID: 2020123000179001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: SLATTERY JAMES F - Individual
2: SLATTERY ANNE K - Individual

2nd PARTY

1: SIBSON DUNCAN W - Individual
2: SIBSON KATHERINE W - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 125 OSBORN ROAD

Tax Designation: 146.17-3-67

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$200.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,456,026.00**
Transfer Tax: \$5,826.00
Mansion Tax: \$14,560.26
Transfer Tax Number: 23813

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/21/2021 at 12:20 PM

Control Number: **603653527**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

George Grossman, Esq.
17 Elm Place

Rye, NY 10580

136 Osborn Road



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

RECEIVED
WESTCHESTER COUNTY CLERK
1985 OCT -1 AM 9 06

TYPE OF INSTRUMENT DEED DATE _____
 STATUTORY CHARGE 5- MTGE AMT _____
 RECORDING CHARGE 6- EXEMPT YES _____ NO _____
 FILING CHARGE 1- REC'D TAX ON ABOVE MTGE _____
 CROSS REFERENCE _____ BASIC \$ _____
 CERT/RECEIPT _____ ADDITIONAL \$ _____
 SUBTOTAL \$ _____
 SPECIAL \$ _____
 TOTAL \$ _____
 SERIAL NO _____

- 02 BEDFORD
- 06 CORTLANDT
- 09 EASTCHESTER
- 11 GREENBURGH
- 12 HARRISON
- 16 LEWISBORO
- 17 MAMARONECK
- 19 MT KISCO
- 20 MT PLEASANT
- 21 MT VERNON
- 22 NEW CASTLE
- 23 NEW ROCHELLE
- 24 NORTH CASTLE
- 26 NORTH SALEM
- 28 OSSINING
- 30 PEEKSKILL
- 31 PELHAM
- 35 POUND RIDGE
- 36 RYE CITY
- 37 RYE TOWN
- 38 SCARSDALE
- 39 SOMERS
- 42 WHITE PLAINS
- 43 YONKERS
- 44 YORKTOWN

CONSTO 320.000.00

RECEIVED
\$ 129.00
REAL ESTATE
OCT -1 1985
TRANSFER TAX
WESTCHESTER
COUNTY

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 85274006 TRANSFER FEES NO DATE RET'D

65465

00020001 10.00 12.00

		SECTION	BLOCK	LOT	VILLAGE	TOWN	COUNTY
		RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
 THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF RYE, COUNTY OF WESTCHESTER
 N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
 IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
 WESTCHESTER COUNTY ON OCT. 1, 1985 AT 9:06A M. IN
 LIBER 8226 PAGE 205 IN THE BOOK OF Deeds
 WITNESS MY HAND AND OFFICIAL SEAL:

Andrew J. Spano
ANDREW J. SPANO, COUNTY CLERK



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

LIBER 9162 PAGE 39

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED
(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 9162
PAGE 37

STAT'Y CHARGE 5-
REC'ING CHARGE 6-
FILING CHARGE 1-
CROSS REFERENCE _____
CERT/RECEIPT _____

TOTAL

12-

\$ 962,500-
CONSIDERATION

RECEIVED

\$ 1870-

APR 13 1988

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE _____

MORTG. AMOUNT _____

EXEMPT YES _____ NO _____
REC'D TAX ON ABOVE MTGE:

BASIC \$ _____

ADDTL \$ _____

SUBTOTAL \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL No. _____

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No.

DATE RETURNED

EXAMINED BY C
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED ABOVE IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

000065B000 04/13/88CPA/DE 12.00
11:55

RECEIVED
WESTCHESTER COUNTY CLERK
APR 13 12 50 PM '88

RECORD AND RETURN



591773460DED0016

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: recording@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 40352 Cognetti

Document Details

Control Number: **591773460** Document Type: **Deed (DED)**
Package ID: 2019062600219001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: OCALLAGHAN ANTHONY J - Individual
2: OCALLAGHAN PATRICIA J - Individual

2nd PARTY

1: COGNETTI MATTHEW M - Individual
2: CARTER ALISON E - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 136 OSBORN ROAD

Tax Designation: 146.17-1-3

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,520,000.00**
Transfer Tax: \$6,080.00
Mansion Tax: \$15,200.00
Transfer Tax Number: 16298

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/31/2019 at 10:28 AM

Control Number: **591773460**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Thoroughbred Title Services, LLC
800 Westchester Avenue
Suite S-514
Rye Brook, NY 10573

1 Coolidge Avenue



K06099281



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED

(SEE CODES FOR DEFINITIONS)

FEE PAGE 4 TOTAL PAGES 4

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
52.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES NO

LIBER: 12397
PAGE: 176

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 419000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 NOT 1-6
DUAL TOWN _____
DUAL COUNTY/STATE _____

RECEIVED:

TAX AMOUNT \$ 1676.00
TRANSFER TAX# 0003794

HELD _____
NOT HELD _____

TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 10/08/99

TERMINAL CTRL# 99281K060 TIME 10:34

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL
SEAL

Leonard N. Spano

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

2 Coolidge Avenue



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

LIBER 8429 PAGE 163

TYPE OF INSTRUMENT DED DATE _____
STATUTORY CHARGE 5 MTGE AMT _____
RECORDING CHARGE 9 EXEMPT YES _____ NO _____
FILING CHARGE 1 REC'D TAX ON ABOVE MTGE _____
CROSS REFERENCE _____ BASIC \$ _____
CERT/RECEIPT _____ ADDITIONAL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____
SERIAL NO _____

RECEIVED
WESTCHESTER COUNTY CLERK
MAY 8 9 31 AM '86

02 BEDFORD
06 CORTLANDT
09 EASTCHESTER
11 GREENBURGH
12 HARRISON
16 LEWISBORO
17 MAMARONECK
19 MT KISCO
20 MT PLEASANT
21 MT VERNON
22 NEW CASTLE
23 NEW ROCHELLE
24 NORTH CASTLE
26 NORTH SALEM
28 OSSINING
30 PEEKSKILL
31 PELHAM
35 POUND RIDGE
36 RYE CITY
37 RYE TOWN
38 SCARSDALE
39 SOMERS
42 WHITE PLAINS
43 YONKERS
44 YORKTOWN

CNSID 272,500

RECEIVED
\$ 1090
REAL ESTATE
MAY - 8 1986
TRANSFER TAX
WESTCHESTER
COUNTY

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO TRANSFER FEES NO DATE RET'D

86128R036

35093

0446B001 05/08/86CPA

15.00

		SECTION BLOCK LOT VILLAGE TOWN COUNTY					
		RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☐ CITY OF RYE, COUNTY OF WESTCHESTER
N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
WESTCHESTER COUNTY ON MAY 8, 1986 AT 9:31A M. IN
LIBER 8429 PAGE 160 IN THE BOOK OF Deeds
WITNESS MY HAND AND OFFICIAL SEAL:

ANDREW J. SPANO, COUNTY CLERK



K03097031



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
52.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 11649
PAGE : 245

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 400000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1600.00
TRANSFER TAX# 0010233

___ DUAL TOWN
___ DUAL COUNTY/STATE
___ HELD
___ NOT HELD

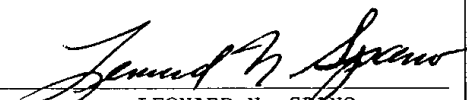
TITLE COMPANY NUMBER: 01

EXAMINED BY LLH6 RECORDING DATE 01/31/97

TERMINAL CTRL# 97031K030 TIME 14:54

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



551133403DED002P

Westchester County Recording & Endorsement Page

Submitter Information

Name: David Chesnut, Future Title Company, Inc. Phone: 914-666-7770
Address 1: Attn: Mary K. Rasamny Fax: 914-666-7767
Address 2: 37 West Main Street Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: Schwab

Document Details

Control Number: **551133403** Document Type: **Deed (DED)**
Package ID: 2015042300209001003 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: SCHWAB JAMES - Individual
2: ELLIS-SCHWAB SUSAN - Individual

2nd PARTY

1: HAINES CRAIG - Individual
2: HAINES MARY A - Individual

Property

☐ Additional Properties on Continuation page

Street Address: **2 COOLIDGE AVENUE**

Tax Designation: 146.17-1-19

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$2,125,000.00**
Transfer Tax: \$8,500.00
Mansion Tax: \$21,250.00
Transfer Tax Number: 11888

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/01/2015 at 11:45 AM

Control Number: **551133403**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Patricia S. Rafter, Esq.
14 Elm Place

Rye, NY 10580

15 Coolidge Avenue



G03093187



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>9.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u> </u>

MORTGE. DATE	<u> </u>
MORTGE. AMT	<u> </u>
EXEMPT	YES <u> </u> NO <u> </u>

LIBER: 10614
PAGE : 255

REC'D TAX ON ABOVE MTGE:	
BASIC	\$ <u> </u>
ADDITIONAL	\$ <u> </u>

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

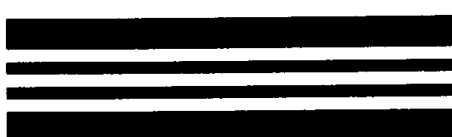
SUBTOTAL	\$ <u> </u>
SPECIAL	\$ <u> </u>
TOTAL	\$ <u> </u>

TOTAL
50.00\$ 372000.00
CONSIDERATIONSERIAL NO. DWELLING 1-6 OVERRECEIVED:
TAX AMOUNT \$ 1488.00
TRANSFER TAX# 0012898 DUAL TOWN
 DUAL COUNTY/STATE HELD
 NOT HELD TITLE COMPANY NUMBER: EXAMINED BY TDM1TERMINAL CTRL# 93187G030DATE RETURNED 0000488000 07/06/93CPA/DE 50.00
09:58I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

540 Boston Post Road



E00898264



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 9.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
49.00

\$ 429000.00
CONSIDERATION

RECEIVED:
TAX AMOUNT \$ 1716.00
TRANSFER TAX# 0003041

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

LIBER: 12132
PAGE : 77

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

SERIAL NO. _____
DWELLING 1-6 OVER
_ DUAL TOWN
_ DUAL COUNTY/STATE
_ HELD
_ NOT HELD _____

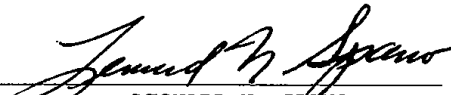
TITLE COMPANY NUMBER: 01

EXAMINED BY LAN1 RECORDING DATE 09/21/98

TERMINAL CTRL# 98264E008 TIME 07:30

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

37 Colby Avenue

LIBER 8768 PAGE 12



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

TYPE OF INSTRUMENT DED DATE _____
STATUTORY CHARGE 5 MTGE AMT _____
RECORDING CHARGE 6 EXEMPT YES _____ NO _____
FILING CHARGE 1 REC'D TAX ON ABOVE MTGE _____
CROSS REFERENCE _____ BASIC \$ _____
CERT/RECEIPT _____ ADDITIONAL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____
SERIAL NO _____

RECEIVED
WESTCHESTER COUNTY CLERK
MAR 18 12 54 PM '87

- 02 BEDFORD
- 06 CORTLANDT
- 09 EASTCHESTER
- 11 GREENBURGH
- 12 HARRISON
- 16 LEWISBORO
- 17 MAMARONECK
- 19 MT KISCO
- 20 MT PLEASANT
- 21 MT VERNON
- 22 NEW CASTLE
- 23 NEW ROCHELLE
- 24 NORTH CASTLE
- 26 NORTH SALEM
- 28 OSSINING
- 30 PEEKSKILL
- 31 PELHAM
- 35 POUND RIDGE
- 36 RYE CITY
- 37 RYE TOWN
- 38 SCARSDALE
- 39 SOMERS
- 42 WHITE PLAINS
- 43 YONKERS
- 44 YORKTOWN

CONSID 320,000.00

RECEIVED
\$ 1,180
REAL ESTATE
MAR 18 1987
TRANSFER TAX
WESTCHESTER
COUNTY

14030

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 8768 TRANSFER FEES NO _____

DATE RET'D _____

000070 000 03/18/87CPA/DE 12.00
13:05

		SECTION	BLOCK	LOT	VILLAGE	TOWN	COUNTY
		RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF RYE, COUNTY OF WESTCHESTER
N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
WESTCHESTER COUNTY ON MAR. 18, 1987 AT 12:54P M. IN
LIBER 8768 PAGE 10 IN THE BOOK OF Deeds
WITNESS MY HAND AND OFFICIAL SEAL:

ANDREW J. SPANO, COUNTY CLERK



510033539DED001T

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: vesposito@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: 21467

Document Details

Control Number: **510033539** Document Type: **Deed (DED)**
Package ID: 2011010300196001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: VERLIN RICHARD P - Individual
2: VERLIN MARY - Individual

2nd PARTY

1: MASCOLO PABLO - Individual
2: MASCOLO CAROLA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 37 COLBY AVENUE

Tax Designation: 146.18-1-50

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,080,000.00**
Transfer Tax: \$4,320.00
Mansion Tax: \$10,800.00
Transfer Tax Number: 24526

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/25/2011 at 04:51 PM

Control Number: **510033539**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Thoroughbred Title Services, LLC
800 Westchester Avenue
Suite S434
Rye Brook, NY 10573
Attn: Vincent Esposito

39 Colby Avenue



542183069DED0022

Westchester County Recording & Endorsement Page

Submitter Information

Name: Round Hill Title Phone: 203-661-1309
Address 1: 32 Field Point Road Fax: 914-939-8901
Address 2: Email: info@roundhilltitle.com
City/State/Zip: Greenwich CT 06830 Reference for Submitter: BOUTON RH-14-50042

Document Details

Control Number: **542183069** Document Type: **Deed (DED)**
Package ID: 2014080600035001001 Document Page Count: **3** Total Page Count: **5**

Parties

☒ Additional Parties on Continuation page

1st PARTY

1: BENNETT ELEANOR G - Individual
2: COLLEARY EILEEN - Individual

2nd PARTY

1: BOUTON MARY A - Individual
2:

Property

☐ Additional Properties on Continuation page

Street Address: 39 COLBY AVENUE

Tax Designation: 146.18-1-49

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,055,000.00**
Transfer Tax: \$4,220.00
Mansion Tax: \$10,550.00
Transfer Tax Number: 626

Record and Return To

☐ Pick-up at County Clerk's office

Round Hill Title Agency, Inc.
32 Field Point Road

Greenwich , CT 06830

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/14/2014 at 11:03 AM

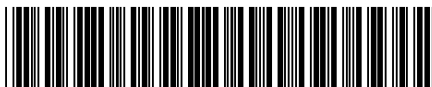
Control Number: **542183069**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

41 Colby Avenue



473470366DED1

Control Number
473470366

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$835,000.00
TAX PAID	\$3,340.00
TRANSFER TAX #	6049

RECORDING DATE: 12/21/2007

TIME: 10:40:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
DONALD MAZIN ESQ
1415 BOSTON POST RD**

LARCHMONT, NY 10538



512083151DED003Q

Westchester County Recording & Endorsement Page

Submitter Information

Name: All New York Title Agency, Inc. (PICK UP BY JAMES) Phone: 914-686-5600
Address 1: 222 Bloomingdale Road Fax: 914-686-1440
Address 2: Suite 306 Email: dmcmillan@allnyt.com
City/State/Zip: White Plains NY 10605 Reference for Submitter: ANY2011-7169 - CL 7/28/2011

Document Details

Control Number: **512083151** Document Type: **Deed (DED)**
Package ID: 2011072700064001003 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: 41 COLBY AVE CORP
2:

- Other

1: AMSTUTZ ANDREW F
2: AMSTUTZ ELLEN

- Individual

- Individual

Property

☐ Additional Properties on Continuation page

Street Address: 41 COLBY AVENUE

Tax Designation: 146.18-1-48

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,405,000.00**
Transfer Tax: \$5,620.00
Mansion Tax: \$14,050.00
Transfer Tax Number: 32307

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/10/2011 at 06:28 PM

Control Number: **512083151**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Kelly A. Molloy, Esq.
44 Mitchell Place

Greenwich, CT 06831



572293184DED0015

Westchester County Recording & Endorsement Page

Submitter Information

Name: STATEWIDE ABSTRACT CORP Phone: 914-683-5900
Address 1: 202 MAMARONECK AVENUE Fax: 914-683-5905
Address 2: Email: MUSAVICH@STATEWIDEA.COM
City/State/Zip: WHITE PLAINS NY 10601 Reference for Submitter: sa-116499

Document Details

Control Number: **572293184** Document Type: **Deed (DED)**
Package ID: 2017081000283001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: AMSTUTZ ANDREW F - Individual
2: AMSTUTZ ELLEN - Individual

2nd PARTY

1: LOBO ROGER R - Individual
2: LOBO ALEXANDRA B - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 41 COLBY AVE

Tax Designation: 146.18-1-48

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,642,000.00**
Transfer Tax: \$6,568.00
Mansion Tax: \$16,420.00
Transfer Tax Number: 1213

Record and Return To

☐ Pick-up at County Clerk's office

STATEWIDE ABSTRACT CORP
202 MAMARONECK AVENUE

WHITE PLAINS, NY 10601

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/22/2017 at 10:41 AM

Control Number: **572293184**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

19 Franklin Avenue



P01193229



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE	<u>5.25</u>
REC'ING CHARGE	<u>9.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>6.00</u>
GROSS-REF.	<u>0.00</u>
MISC.	_____

MORTGE. DATE	_____
MORTGE. AMT	_____
EXEMPT YES	<u>NO</u>

LIBER: 10648
PAGE : 319

REC'D TAX ON ABOVE MTGE:	
BASIC	\$ _____
ADDITIONAL	\$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

SUBTOTAL	\$ _____
SPECIAL	\$ _____
TOTAL PAID	\$ _____

TOTAL PAID
50.00\$ 350000.00
CONSIDERATIONSERIAL NO. _____
DWELLING 1-6 OVERRECEIVED:
TAX AMOUNT \$ 1400.00
TRANSFER TAX# 0000707

<input type="checkbox"/> DUAL TOWN
<input type="checkbox"/> DUAL COUNTY/STATE
<input type="checkbox"/> HELD
<input type="checkbox"/> NOT HELD

TITLE COMPANY NUMBER: _____

EXAMINED BY EMN1TERMINAL CTRL# 93229P011

DATE RETURNED _____

000045B000 08/17/93CFA/DE 50.00
18:09I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEALANDREW J. SPANO
WESTCHESTER COUNTY CLERK

35 Franklin Avenue

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



600283251DED001R

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 2310

Document Details

Control Number: **600283251** Document Type: **Deed (DED)**
Package ID: 2020012800121001001 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: ARMAS THEODORE - Individual 1: ORR SARAH E G - Individual
2: ARMAS CAROL - Individual 2:

Property

☐ Additional Properties on Continuation page

Street Address: 35 FRANKLIN AVE

Tax Designation: 146-18-1-72

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,600,000.00**
Transfer Tax: \$6,400.00
Mansion Tax: \$16,000.00
Transfer Tax Number: 9446

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 02/21/2020 at 03:04 PM

Control Number: **600283251**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Becky Sena, Esq.
16 School Street
Suite 101
RYE, NY 10580

45 Franklin Avenue



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

TYPE OF INSTRUMENT DED DATE _____
 STATUTORY CHARGE 5 MTGE AMT _____
 RECORDING CHARGE 6 EXEMPT YES _____ NO _____
 FILING CHARGE 1 REC'D TAX ON ABOVE MTGE _____
 CROSS REFERENCE _____ BASIC \$ _____
 CERT/RECEIPT _____ ADDITIONAL \$ _____
 SUBTOTAL \$ _____
 SPECIAL \$ _____
 TOTAL \$ _____
 SERIAL NO _____

CONSID 366,000

RECEIVED
\$ 1464
REAL ESTATE
AUG 27 1986
TRANSFER TAX
WESTCHESTER
COUNTY

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECEIVED
WESTCHESTER COUNTY CLERK
AUG 27 1 53 PM '86

02 BEDFORD
06 CORTLANDT
09 EASTCHESTER
11 GREENBURGH
12 HARRISON
16 LEWISBORO
17 MAMARONECK
19 MT KISCO
20 MT PLEASANT
21 MT VERNON
22 NEW CASTLE
23 NEW ROCHELLE
24 NORTH CASTLE
26 NORTH SALEM
28 OSSINING
30 PEEKSKILL
31 PELHAM
35 POUND RIDGE
36 RYE CITY
37 RYE TOWN
38 SCARSDALE
39 SOMERS
42 WHITE PLAINS
43 YONKERS
44 YORKTOWN

TERMINAL NO 802391053 TRANSFER FEES NO

DATE RET'D

1612R001, 08/27/86CPA

12.00

SECTION	BLOCK	LOT	VILLAGE	TOWN	COUNTY
RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
 THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF RYE, COUNTY OF WESTCHESTER
 N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
 IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
 WESTCHESTER COUNTY ON AUG. 27, 1986 AT 1:53P M. IN
 LIBER 8537 PAGE 94 IN THE BOOK OF Deeds

WITNESS MY HAND AND OFFICIAL SEAL:

Andrew J. Spano
ANDREW J. SPANO, COUNTY CLERK



D7691228

LIBER 10100 PAGE 176

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

ADDITIONAL COMMENTS

RECORD AND RETURN

TITLE COMPANY NUMBER

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT

DED

(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER

10100

PAGE

176

STAT'Y CHARGE

525

REC'ING CHARGE

12-

REC. MGT. FUND

425

CROSS REFERENCE

CERT/RECEIPT

25-

TOTAL

47-

\$ 380,000 -

CONSIDERATION

RECEIVED

\$ 1520 -

AUG 16 1991

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTGE. DATE

MORTGE. AMOUNT

EXEMPT YES

NO

REC'D TAX ON ABOVE MTGE:

BASIC

\$

ADDTL

\$

SUBTOTAL

\$

SPECIAL

\$

TOTAL

\$

SERIAL No.

DWELLING: ☐ 1-6 ☐ OVER☐

DUAL TOWN

☐

DUAL COUNTY/STATE

☐

HELD

☐

NOT HELD

ANDREW J. SPANO

WESTCHESTER COUNTY CLERK

TERMINAL No.

DATE RETURNED

41238 MCH 91

EXAMINED BY

WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO

WESTCHESTER COUNTY CLERK

0000188000 08/16/91CPA/DE
09:03

47.00

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT. QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR REPRESENTATIVE OR ATTORNEY.

RECEIVED

AUG 16 AM 8:58

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK



N00798147



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
52.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 12000
PAGE : 46

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 550000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2200.00
TRANSFER TAX# 0014945

☐ DUAL TOWN
☐ DUAL COUNTY/STATE

☐ HELD
☐ NOT HELD

TITLE COMPANY NUMBER: 01

EXAMINED BY AMC8 RECORDING DATE 05/27/98

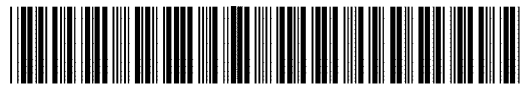
TERMINAL CTRL# 98147N007 TIME 10:00

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



583473237DED0016

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: jmcspedon@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 1446

Document Details

Control Number: **583473237** Document Type: **Deed (DED)**
Package ID: 2018121300108001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: BUFFONE FREDERICK - Individual
2: BUFFONE WENDY W - Individual

2nd PARTY

1: GRUNDBERG CHRISTOPHER O - Individual
2: GRUNDBERG JESSICA M - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 45 FRANKLIN AVENUE

Tax Designation: 146.18-1-70

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,995,000.00**
Transfer Tax: \$7,980.00
Mansion Tax: \$19,950.00
Transfer Tax Number: 6911

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 12/27/2018 at 11:55 AM

Control Number: **583473237**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

CATIC Title Insurance Company
660 White Plains Road, Suite 570

Tarrytown, NY 10591
Attn: Robert Picone

51 Franklin Avenue



R08097288



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
52.00

\$ 460000.00
CONSIDERATION

RECEIVED:
TAX AMOUNT \$ 1840.00
TRANSFER TAX# 0004229

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

SERIAL NO. _____

DWELLING 1-6 OVER

 DUAL TOWN
 DUAL COUNTY/STATE

 HELD
 NOT HELD _____

LIBER: 11838
PAGE : 306

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

TITLE COMPANY NUMBER: 01

EXAMINED BY MAC2 RECORDING DATE 10/15/97

TERMINAL CTRL# 97288R080 TIME 14:50

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

53 Franklin Avenue



402380509DEDK

Control Number
402380509

WIID Number
2000238-000233

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$537,500.00
TAX PAID	\$2,150.00
TRANSFER TAX #	2884

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

RECORDING DATE 09/12/2000
TIME 20:48:00

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
YOUNG & ROSENSTRAUCH LLP
277 NORTH AVE
NEW ROCHELLE, NY 10801



432370146DEDJ

Control Number
432370146

WIID Number
2003237-000087

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$92.00

TRANSFER TAXES

CONSIDERATION	\$929,000.00
TAX PAID	\$3,716.00
TRANSFER TAX #	922

RECORDING DATE 09/19/2003
TIME 14:22:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
THOMAS J BLOW ESQ
551 FIFTH AVE FLOOR 28
NEW YORK, NY 10176

55 Franklin Avenue



440140409DEDF

Control Number
440140409

WIID Number
2004014-000195

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

TOTAL PAGES 3

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$19.00
RP 5217	\$50.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$89.00

TRANSFER TAXES

CONSIDERATION	\$891,700.00
TAX PAID	\$3,568.00
TRANSFER TAX #	4665

RECORDING DATE 02/17/2004
TIME 15:57:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
JULIA M HEILMAN
399 KNOLLWOOD RD
STE 311
WHITE PLAINS, NY 10603

63 Franklin Avenue



WESTCHESTER COUNTY CLERK
LAND RECORDS DIVISION

LIBER 7944 PAGE 223

1984 AUG -2 PM 12:00

RECORDING PAGE

Type of Instrument <u>DED</u>	Recording Tax Rcd. \$ _____	Municipalities (Designate City/Town)
Statutory Charge <u>5</u>	Serial No. _____	02 BEDFORD
Recording Charge <u>12</u>	ANDREW J. SPANO Clerk of Westchester County	06 CORTLANDT
Filing Charge <u>1</u>		09 EASTCHESTER
Cross Reference _____		11 GREENBURGH
Cert./Receipt _____		12 HARRISON
Total <u>15</u>		16 LEWISBORO
		17 MAMARONECK
		19 MT. KISCO
		20 MT. PLEASANT
		21 MT. VERNON
		22 NEW CASTLE
		23 NEW ROCHELLE
		24 NORTH CASTLE
		26 NORTH SALEM
		28 OSSINING
		30 PEEKSKILL
		31 PELHAM
		35 POUND RIDGE
		36 RYE CITY
		37 RYE TOWN
		38 SCARSDALE
		39 SOMERS
		42 WHITE PLAINS
		43 YONKERS
		44 YORKTOWN

Tax Stamps Attached ☒
Amount \$ 136.74 Date 8/2/84

RECEIVED
\$ 136.74
REAL ESTATE
AUG 2 - 1984
TRANSFER TAX
WESTCHESTER
COUNTY

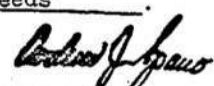
RECEIVED
\$ 136.74
REAL ESTATE
AUG 2 - 1984
TRANSFER TAX
WESTCHESTER
COUNTY

Terminal No. 84215702 County WESTCHESTER
Trans. Fees No. 48502 Date Ret'd. _____

The foregoing instrument was endorsed for record as follows: 01658001 08/02/84C-4 19.03

The property affected by this instrument is situate in the ☐ Town ☒ City
of RYE, County of Westchester, N.Y. A true copy of the
original DEED recorded in the Division of Land Records
of the County Clerk's Office of Westchester County on AUG. 2, 1984 at 12:00 P. M.
Liber 7944 Page 219 in the Book of Deeds

Witness my hand and Official Seal


Andrew J. Spano
County Clerk



P01998182



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 5 TOTAL PAGES 5
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 15.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
55.00

\$ 900000.00
CONSIDERATION

RECEIVED:
TAX AMOUNT \$ 3600.00
TRANSFER TAX# 0017242

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

LIBER: 12034
PAGE : 1

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

SERIAL NO. _____
DWELLING 1-6 OVER
_ DUAL TOWN
_ DUAL COUNTY/STATE
_ HELD
_ NOT HELD _____

TITLE COMPANY NUMBER: 01

EXAMINED BY SSG4 RECORDING DATE 07/01/98

TERMINAL CTRL# 98182P019 TIME 10:31

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



531793123DED001Y

Westchester County Recording & Endorsement Page

Submitter Information

Name: David Chesnut, Future Title Company, Inc. Phone: 914-666-7770
Address 1: Attn: Mary K. Rasamny Fax: 914-666-7767
Address 2: 37 West Main Street Email: ftc@futuretitleco.com
City/State/Zip: Mount Kisco NY 10549 Reference for Submitter: Staubi to Osier

Document Details

Control Number: **531793123** Document Type: **Deed (DED)**
Package ID: 2013062800072001001 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: STAUBI PAUL W - Individual 1: OSIER JASON D - Individual
2: STAUBI KARYN - Individual 2: OSIER ALISSA A - Individual

2nd PARTY

Property

☐ Additional Properties on Continuation page

Street Address: 63 FRANKLIN AVENUE

Tax Designation: 146.18-1-63

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$195.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: \$2,165,000.00
Transfer Tax: \$8,660.00
Mansion Tax: \$21,650.00
Transfer Tax Number: 23181

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/17/2013 at 04:09 PM

Control Number: **531793123**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Patricia S. Rafter, Esq.
14 Elm Place

Rye, NY 10580

131 Old Post Road

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



531983648DED003B

Westchester County Recording & Endorsement Page

Submitter Information

Name: New York Title Phone: 914 835-7100
Address 1: PICK-UP-PAUL BARAN Fax: 914 835-7466
Address 2: 550 Mamaroneck Avenue, Suite 401 Email: sharon@nytitle.com
City/State/Zip: Harrison NY 10528 Reference for Submitter: NYT16300 HAWKINS

Document Details

Control Number: **531983648** Document Type: **Deed (DED)**
Package ID: 2013071700319001002 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: HAWKINS BYRON
2:

- Individual

1: 131 OLD POST RD LLC
2:

- Other

Property

☐ Additional Properties on Continuation page

Street Address: 131 OLD POST ROAD

Tax Designation: 146.14-1-41

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$989,000.00**
Transfer Tax: \$3,956.00
Mansion Tax: \$0.00
Transfer Tax Number: 481

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/08/2013 at 03:26 PM

Control Number: **531983648**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

New York Title
PICK-UP-PAUL BARAN
550 Mamaroneck Avenue, Suite 401
Harrison, NY 10528
Attn: Sharon Trivino

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



551693454DED0046

Westchester County Recording & Endorsement Page

Submitter Information

Name: Good Deed Abstract Corp. Phone: 609-279-0161
Address 1: 176 Highland Terrace Fax: 866-324-2729
Address 2: Email: peterbrav@gmail.com
City/State/Zip: Princeton NJ 08540 Reference for Submitter: 15027-3 (Fidelity National Title Ins Co)

Document Details

Control Number: **551693454** Document Type: **Deed (DED)**
Package ID: 2015061800212001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

2nd PARTY

1: 131 OLD POST RD LLC - Other 1: HADJIPANAYIS CONSTANTINOS - Individual
2: PISCIONERIE ANTHONY G - Individual 2: HADJIPANAYIS LORRAINE - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 131 OLD POST ROAD

Tax Designation: 146.14-1-41

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$2,800,000.00**
Transfer Tax: \$11,200.00
Mansion Tax: \$28,000.00
Transfer Tax Number: 443

Record and Return To

☐ Pick-up at County Clerk's office

Michael Liss, Esq.
415 Madison Avenue, 15th Floor

New York, NY 10017

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/10/2015 at 01:38 PM

Control Number: **551693454**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

151 Old Post Road

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



603223524DED001R

Westchester County Recording & Endorsement Page

Submitter Information

Name: CATIC Title Insurance Company Phone: 914-418-9847
Address 1: 660 White Plains Road, Suite 570 Fax: 833-329-2228
Address 2: Email: nyrecordings@CaticTitle.com
City/State/Zip: Tarrytown NY 10591 Reference for Submitter: 2915

Document Details

Control Number: **603223524** Document Type: **Deed (DED)**
Package ID: 2020111700278001001 Document Page Count: **4** Total Page Count: **5**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: HOWARD JENNIFER W - Individual
2:

2nd PARTY

1: JORNA JESSICA - Individual
2: JORNA AERNOUT - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 151 OLD POST ROAD

Tax Designation: 146.14-1-43.1

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$25.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
RPL 291 Notice Fee: \$10.00
Total Recording Fees Paid: **\$205.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$2,900,000.00**
Transfer Tax: \$4,512.00
Mansion Tax: \$29,000.00
Transfer Tax Number: 21680

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 12/09/2020 at 11:14 AM

Control Number: **603223524**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Randie P. Paterno, P.C.
16 School Street
Suite 101
Rye, NY 10580
Attn: Frances Sena

1 Packard Court



T01384115

LIBER 7915 PAGE 759

Standard N.Y.B.T. Form 8002, 8-82-25M - Bargain and Sale Deed, with Covenant against Grantor's Acts - Individual or Corporation. (single sheet)

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

THIS INDENTURE, made the 15th day of March, nineteen hundred and eighty-four, BETWEEN K.P. B. SOLAR HOMES, LTD., a domestic corporation having its principal office at 74 Davenport Avenue, Port Chester, New York 10573,

party of the first part, and ASIKADU R. VISWANATHAN and SHYAMALA VISWANATHAN, his wife, residing at 8 Red Oak Drive, Rye, New York 10580,

party of the second part,

285,000.00

WITNESSETH, that the party of the first part, in consideration of ~~Real Estate~~ and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rye, County of Westchester and State of New York, known and designated as Lot No. 3 on a certain map entitled, Subdivision Plan property of KPB Solar Homes, Ltd., City of Rye, Westchester County, New York", dated June 22 1982, and filed in the Westchester County Clerk's Office, Division of Land Records, on September 21, 1982, as Map No. 21024.

TOGETHER with the right to install and maintain a drain in a 10' wide drain easement running from Lot 3 and under and across Lots 9, 8 and 7, so known and designated on said Map No. 21024, at a distance of approximately 20 to 40 feet easterly from the turnaround of Packard Court as shown on said Map No. 21024, to the 10' Drain Easement shown on Lot 7 on said Map, and continuing along said Drain Easement through Lots 7, 8 and 9 as shown on said Map No. 21024, for the benefit of the owners and/or occupants of Lot 3 on said Map, and no structure or building shall be erected over the said easement area, and in the event of any excavation therein, the person responsible for the excavation shall reasonably restore the premises to the same condition existing prior to the excavation.

This conveyance is made in the ordinary course of business of the party of the first part.

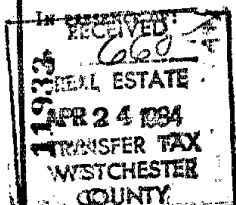
SUBJECT to a first mortgage between K.P.B. Solar Homes, Ltd. and Sound Federal Savings and Loan Assn. in the principal sum of \$120,000.00 which party of the second part assumes by the acceptance of this deed and which mortgage was recorded in the Office of the Clerk of the County of Westchester, Division of Land Records, in Liber 8439 of mortgages, page 255.

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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



K.P.B. SOLAR HOMES, LTD.

By Rocco A. Polistina
Rocco A. Polistina

TAX MAP DESIGNATION
660
ATTACHED \$
APR 24 1984



W06791324

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

LIBER 10159 PAGE 90

ADDITIONAL COMMENTS

RECORD AND RETURN

TITLE COMPANY NUMBER

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT D&D
(SEE CODES FOR DEFINITIONS)THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER 10159
PAGE 90STAT'Y CHARGE 5.75REC'ING CHARGE 15REC. MGT. FUND 4.75

CROSS REFERENCE

CERT/RECEIPT 25

TOTAL

50\$ 515,000.-
CONSIDERATION

RECEIVED

\$ 2060-

NOV 20 1991

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE

MORTG. AMOUNT

EXEMPT YES NO
REC'D TAX ON ABOVE MIGE:

BASIC \$

ADDTL \$

SUBTOTAL \$

SPECIAL \$

TOTAL \$

SERIAL No.

DWELLING: ☐ 1-6 ☐ OVER☐ DUAL TOWN
☐ DUAL COUNTY/STATE☐ HELD
☐ NOT HELDANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No.

DATE RETURNED

EXAMINED BY VF
WITNESS MY HAND AND OFFICIAL SEALANDREW J. SPANO
WESTCHESTER COUNTY CLERK0000158000 11/20/91CPA/DE
09:35

30.00

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

RECEIVED

91 NOV 20 AM 9:22

WESTCHESTER COUNTY CLERK



E22899307



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 5.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
52.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES NO

LIBER: 12422
PAGE: 105

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 765000.00
CONSIDERATION

RECEIVED:

TAX AMOUNT \$ 3060.00
TRANSFER TAX# 0005449

SERIAL NO. _____
DWELLING 1-6 NOT 1-6
DUAL TOWN _____
DUAL COUNTY/STATE _____

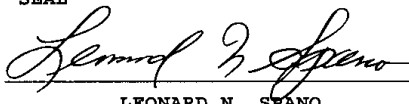
HELD
NOT HELD

TITLE COMPANY NUMBER: 01

EXAMINED BY LAN1 RECORDING DATE 11/03/99

TERMINAL CTRL# 99307E228 TIME 09:36
DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL
SEAL



LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



413370418DEDK

Control Number
413370418

WIID Number
2001337-000235

Instrument Type
DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)
***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$1,199,000.00
TAX PAID	\$16,786.00
TRANSFER TAX #	6920

RECORDING DATE 12/19/2001
TIME 17:06:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
GRANT, WEINHAUS, LLP.
910 E. BOSTON POST RD.
MAMARONECK, NY 10543



522713107DED001S

Westchester County Recording & Endorsement Page

Submitter Information

Name: New York Title Phone: 914 835-7100
Address 1: PICK-UP-PAUL BARAN Fax: 914 835-7466
Address 2: 550 Mamaroneck Avenue, Suite 401 Email: sharon@nytitle.com
City/State/Zip: Harrison NY 10528 Reference for Submitter: NYT15823 JOHNSON

Document Details

Control Number: **522713107** Document Type: **Deed (DED)**
Package ID: 2012092700062001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: JOHNSON KEVIN F - Individual
2: JOHNSON LISA P - Individual

2nd PARTY

1: FRANCISCO JOSE H - Individual
2: FRANCISCO ANA B - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 1 PACKARD COURT

Tax Designation: 146.14-1-43.2

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$1,490,000.00**
Transfer Tax: \$5,960.00
Mansion Tax: \$14,900.00
Transfer Tax Number: 2734

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 10/10/2012 at 04:20 PM

Control Number: **522713107**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

New York Title
PICK-UP-PAUL BARAN
550 Mamaroneck Avenue, Suite 401
Harrison, NY 10528
Attn: Sharon Trivino

2 Packard Court



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

TYPE OF INSTRUMENT DEED DATE _____
 STATUTORY CHARGE 5 MTGE AMT _____
 RECORDING CHARGE 5 EXEMPT YES _____ NO _____
 FILING CHARGE 1 REC'D TAX ON ABOVE MTGE _____
 CROSS REFERENCE _____ BASIC \$ _____
 CERT/RECEIPT _____ ADDITIONAL \$ _____
 SUBTOTAL \$ _____
 SPECIAL \$ _____
 TOTAL \$ _____
 SERIAL NO _____

RECEIVED
WESTCHESTER COUNTY CLERK

DEC 1 9 35 AM '86

02 BEDFORD
 06 CORTLANDT
 09 EASTCHESTER
 11 GREENBURGH
 12 HARRISON
 16 LEWISBORO
 17 MAMARONECK
 19 MT KISCO
 20 MT PLEASANT
 21 MT VERNON
 22 NEW CASTLE
 23 NEW ROCHELLE
 24 NORTH CASTLE
 26 NORTH SALEM
 28 OSSINING
 30 PEEKSKILL
 31 PELHAM
 35 POUND RIDGE
 36 RYE CITY
 37 RYE TOWN
 38 SCARSDALE
 39 SOMERS
 42 WHITE PLAINS
 43 YONKERS
 44 YORKTOWN

CONSID 585,000

RECEIVED
\$ 2340
REAL ESTATE
DEC - 1 1986
TRANSFER TAX
WESTCHESTER
COUNTY

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 50005 TRANSFER FEES NO

DATE RET'D

0025B001 12/01/86CPA

12.00

		SECTION	BLOCK	LOT	VILLAGE	TOWN	COUNTY
		RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
 THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF RYE, COUNTY OF WESTCHESTER
 N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
 IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
 WESTCHESTER COUNTY ON DEC. 1, 1986 AT 9:35A M. IN
 LIBER 8635 PAGE 222 IN THE BOOK OF Deeds

WITNESS MY HAND AND OFFICIAL SEAL:

Andrew J. Spano
ANDREW J. SPANO, COUNTY CLERK

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



561803323DED003V

Westchester County Recording & Endorsement Page

Submitter Information

Name: Maven Abstract/Sarah LaBar Phone: 845-467-9069
Address 1: 252 Greenwich Avenue Fax: 845-360-5541
Address 2: Email: sarah.labar@gmail.com
City/State/Zip: Goshen NY 10924 Reference for Submitter: TA16-10-221

Document Details

Control Number: **561803323** Document Type: **Deed (DED)**
Package ID: 2016062800130001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: KASHYAP PRADEEP - Individual
2: KASHYAP REENA - Individual

2nd PARTY

1: SPINOLA PATRICK J Jr - Individual
2: SPINOLA KRISTINA L - Individual

Property

☐ Additional Properties on Continuation page

Street Address: **2 PACKARD COURT**

Tax Designation: 146.14-1-43.3

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$2,175,000.00**
Transfer Tax: \$8,700.00
Mansion Tax: \$21,750.00
Transfer Tax Number: 15611

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 07/13/2016 at 03:36 PM

Control Number: **561803323**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

JANICE E. LEVINE, ESQ.
WILLKIE FARR & GALLAGHER LLP
787 SEVENTH AVENUE
NEW YORK, NY 10019

3 Packard Court

LIBR 8664 PAGE 252



WESTCHESTER COUNTY CLERK RECORDING PAGE
(THIS PAGE IS PART OF THE INSTRUMENT)

TYPE OF INSTRUMENT DEED DATE _____
STATUTORY CHARGE 5- MTGE ANT _____
RECORDING CHARGE 9- EXEMPT YES _____ NO _____
FILING CHARGE 1- REC'D TAX ON ABOVE MTGE _____
CROSS REFERENCE _____ BASIC \$ _____
CERT/RECEIPT _____ ADDITIONAL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____
SERIAL NO _____

DEC 18 6 26 AM '86

- 02 BEDFORD
- 06 CORTLANDT
- 09 EASTCHESTER
- 11 GREENBURGH
- 12 HARRISON
- 16 LEWISBORO
- 17 MAMARONECK
- 19 MT KISCO
- 20 MT PLEASANT
- 21 MT VERNON
- 22 NEW CASTLE
- 23 NEW ROCHELLE
- 24 NORTH CASTLE
- 26 NORTH SALEM
- 28 OSSINING
- 30 PEEKSKILL
- 31 PELHAM
- 35 POUND RIDGE
- 36 RYE CITY
- 37 RYE TOWN
- 38 SCARSDALE
- 39 SOMERS
- 42 WHITE PLAINS
- 43 YONKERS
- 44 YORKTOWN

CONSID 605,000.00

RECEIVED
\$ 2420.00
REAL ESTATE
DEC 18 1986
TRANSFER TAX
WESTCHESTER
COUNTY

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 81352505 TRANSFER FEES NO _____ DATE RET'D _____

1347BDD1 12/18/86 15.00

SECTION	BLOCK	LOT	VILLAGE	TOWN	COUNTY
RECORD AND RETURN TO:					

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:
THE PROPERTY AFFECTED BY THIS INSTRUMENT IS SITUATE IN THE
☐ TOWN ☒ CITY OF RYE, COUNTY OF WESTCHESTER
N.Y. A TRUE COPY OF THE ORIGINAL DEED RECORDED
IN THE DIVISION OF LAND RECORDS OF THE COUNTY CLERK'S OFFICE OF
WESTCHESTER COUNTY ON DEC. 18, 1986 AT 8:16A M. IN
LIBER 8664 PAGE 249 IN THE BOOK OF Deeds
WITNESS MY HAND AND OFFICIAL SEAL: Andrew J. Spano
ANDREW J. SPANO, COUNTY CLERK

LIBER 9029 PAGE 346



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED

RECORDED IN THE BOOK OF DEEDS ☒ MORTGAGE ☐ MISC. ☐

LIBER 9029

PAGE 344

DATE NOV 17 1987

TIME 8:43 AM

STATUTORY CHARGE 5-

RECORDING CHARGE 6-

FILING CHARGE 1-

CROSS REFERENCE

CERT/RECEIPT

EXAMINER MT TOTAL 12-

660,000.00

CONSIDERATION

RECEIVED

\$ 2640.00

REAL ESTATE

NOV 17 1987

TRANSFER TAX

WESTCHESTER

COUNTY

6042

DATE

MORTG. AMOUNT

EXEMPT YES ☐ NO ☐

REC'D TAX ON ABOVE MTGE:

BASIC \$

ADDTL \$

SUBTOTAL \$

SPECIAL \$

TOTAL \$

SERIAL No.

DWELLING:

☐ 1-6 UNITS

☐ OVER 6 UNITS

ANDREW J. SPANO

WESTCHESTER COUNTY CLERK

THE PROPERTY IS SITUATED IN
WESTCHESTER, N.Y. IN THE
TOWN OF ☐ CITY OF ☒

02 BEDFORD
06 CORTLANDT
09 EASTCHESTER
11 GREENBURGH
12 HARRISON
16 LEWISBORO
17 MAMARONECK
19 MT. KISCO
20 MT. PLEASANT
21 MT. VERNON
22 NEW CASTLE
23 NEW ROCHELLE
24 NORTH CASTLE
26 NORTH SALEM
28 OSSINING
30 PEEKSKILL
31 PELHAM
35 POUND RIDGE
36 RYE CITY
37 RYE TOWN
38 SCARSDALE
39 SOMERS
42 WHITE PLAINS
43 YONKERS
44 YORKTOWN

RECEIVED
WESTCHESTER COUNTY CLERK
NOV 17 6 43 AM '87

ADDITIONAL COMMENTS

TERMINAL No. DATE RETURNED

03210084

WITNESS MY HAND AND OFFICIAL SEAL

Andrew J. Spano

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

000002B000 11/17/87CPA/DE 12.00
09:02

RECORDING DATE OF THIS INSTRUMENT AS
INDICATED ABOVE IS THE OFFICIAL DATE
ON WHICH THE WESTCHESTER COUNTY CLERK
RECEIVED THIS INSTRUMENT FOR RECORDING
QUESTIONS REGARDING DELAYS PRIOR TO
THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.



H02396172



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 4 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)

STAT'Y CHARGE 5.25
REC'ING CHARGE 12.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC. _____

TOTAL PAID
53.00

MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____

LIBER: 11452
PAGE : 327

REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

\$ 765000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 3060.00
TRANSFER TAX# 0014876

____ DUAL TOWN
____ DUAL COUNTY/STATE
____ HELD
____ NOT HELD _____

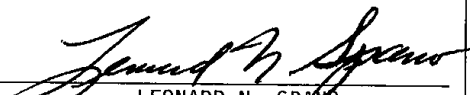
TITLE COMPANY NUMBER: 01

EXAMINED BY PJC1 RECORDING DATE 06/20/96

TERMINAL CTRL# 96172H023 TIME 16:08

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL


LEONARD N. SPINO
WESTCHESTER COUNTY CLERK

Im.

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



541343477DED0012

Westchester County Recording & Endorsement Page

Submitter Information

Name: TITLEPRO AGENCY, LLC (PICK UP BY TITLEPRO) Phone: 914-253-0822
Address 1: 2900 WESTCHESTER AVENUE Fax: 914-253-0823
Address 2: SUITE 100 Email: SIMONEM@TITLEPRO.NET
City/State/Zip: PURCHASE NY 10577 Reference for Submitter: TP126596

Document Details

Control Number: **541343477** Document Type: **Deed (DED)**
Package ID: 2014051400210001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: NECTOW STUART - Individual
2: NECTOW PATRICIA - Individual

2nd PARTY

1: HABECK ROBERT - Individual
2: HABECK AMY - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 3 PACKARD COURT

Tax Designation: 146.14-1-42

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Transfer Taxes

Consideration: **\$2,085,000.00**
Transfer Tax: \$8,340.00
Mansion Tax: \$20,850.00
Transfer Tax Number: 12060

Dwelling Type: Exempt: ☐
Serial #:

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 06/12/2014 at 10:40 AM

Control Number: **541343477**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

TITLEPRO AGENCY, LLC
2900 WESTCHESTER AVENUE
SUITE 100
PURCHASE, NY 10577

4 Packard Court



402370256DEDI

Control Number
402370256

WIID Number
2000237-000109

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 4

TOTAL PAGES 4

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$12.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$52.00

TRANSFER TAXES

CONSIDERATION	\$890,000.00
TAX PAID	\$3,560.00
TRANSFER TAX #	2733

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

**SERIAL NUMBER
DWELLING**

RECORDING DATE	09/08/2000
TIME	11:48:00

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**LEONARD N. SPANO
WESTCHESTER COUNTY CLERK**

**Record & Return to:
STEVEN SEGALL
200 EAST POST ROAD
WHITE PLAINS, NY 10601**

6 Packard Court



Q01984040

BOOK 7393 PAGE 265

Standard N.Y.B.T.U. Form 8002* 8-82-253M—Mortgage and Sale Deed, with Covenant against Grantor's Acts—Individual or Corporation. (single sheet)

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

TT
880.05

THIS INDENTURE, made the 26th day of January, nineteen hundred and eighty-four, BETWEEN K.P.B. SOLAR HOMES, LTD., a domestic corporation having its principal office at 74 Davenport Avenue, Port Chester, New York 10573,

party of the first part, and ROBERT W. PRATT, JR. and ANN P. PRATT, his wife, residing at 29 Woodhaven Drive, Simsbury, Connecticut 06070,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of \$340,000.00 and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Rye, County of Westchester and State of New York, known and designated as Lot No. 6 on a certain map entitled, "Subdivision Plan property of KPB Solar Homes, Ltd., City of Rye, Westchester County, New York", dated June 22, 1982, and filed in the Westchester County Clerk's Office, Division of Land Records, on September 21, 1982, as Map No. 21024.

SUBJECT TO AND TOGETHER WITH an easement of a 10' wide drain easement running along and adjoining the rear property lines of Lots 5 and 6 on said Map No. 21024 and continuing along the rear property line of Lot 7 on said Map No. 21024 for a distance of approximately 80 feet and thence continuing through Lot 7 to the nearest point of the 10' wide Drain Easement as shown on said Map No. 21024, and continuing along said Drain Easement through Lots 7, 8 and 9 as shown on said Map No. 21024, for the benefit of the owners and/or occupants of Lots 4, 5 and 6 on said Map No. 21024; and no structure or building shall be erected over the easement area, and in the event of any excavation therein, the person responsible for the excavation shall reasonably restore the premises to the same condition existing prior to any excavation.

This conveyance is made in the ordinary course of business of the party of the first part.

TAX MAP DESIGNATION

Dist.

Sec.

Btl.

Lot(s):

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

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

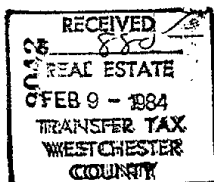
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

K.P.B. SOLAR HOMES, LTD.

By Rocco A. Polistina
Rocco A. Polistina, President





470040092DED1

Control Number
470040092

Instrument Type
DED



**WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)**

***** DO NOT REMOVE *****

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT: DED - DEED

FEE PAGES: 5

TOTAL PAGES: 5

RECORDING FEES

STATUTORY CHARGE	\$6.00
RECORDING CHARGE	\$15.00
RECORD MGT. FUND	\$19.00
RP 5217	\$75.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$120.00

TRANSFER TAXES

CONSIDERATION	\$1,580,000.00
TAX PAID	\$22,120.00
TRANSFER TAX #	9659

RECORDING DATE: 1/30/2007

TIME: 10:12:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
COUNTY TAX	\$0.00
YONKERS TAX	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER:

DWELLING:

**THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE**

WITNESS MY HAND AND OFFICIAL SEAL

**TIMOTHY C. IDONI
WESTCHESTER COUNTY CLERK**

**Record & Return to:
ERIC & CARRIE NAGEL
6 PACKARD COURT**

RYE, NY 10580

12 Packard Court



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED

(SEE CODES FOR DEFINITIONS)

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, N.Y. IN
THE

- 02 TOWN OF BEDFORD
- 06 TOWN OF CORTLANDT
- 09 TOWN OF EASTCHESTER
- 11 TOWN OF GREENBURGH
- 12 TOWN OF HARRISON
- 16 TOWN OF LEWISBORO
- 17 TOWN OF MAMARONECK
- 19 TOWN OF MT. KISCO
- 20 TOWN OF MT. PLEASANT
- 21 CITY OF MT. VERNON
- 22 TOWN OF NEW CASTLE
- 23 CITY OF NEW ROCHELLE
- 24 TOWN OF NORTH CASTLE
- 26 TOWN OF NORTH SALEM
- 28 TOWN OF OSSINING
- 30 CITY OF PEEKSKILL
- 31 TOWN OF PELHAM
- 35 TOWN OF POUND RIDGE
- 36 CITY OF RYE
- 37 TOWN OF RYE
- 38 TOWN OF SCARSDALE
- 39 TOWN OF SOMERS
- 42 CITY OF WHITE PLAINS
- 43 CITY OF YONKERS
- 44 TOWN OF YORKTOWN

LIBER

9434

PAGE

31

STAT'Y CHARGE 5-

REC'ING CHARGE 95

FILING CHARGE 1-

CROSS REFERENCE

CERT/RECEIPT

TOTAL

15-

\$ 730,000
CONSIDERATION

RECEIVED

\$ 2920-

JAN 26 1989

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

MORTG. DATE

MORTG. AMOUNT

EXEMPT YES NO

REC'D TAX ON ABOVE MTGE:

BASIC \$

ADDTL \$

SUBTOTAL \$

SPECIAL \$

TOTAL \$

SERIAL No.

DWELLING:

☐ 1-6 UNITS
☐ OVER 6 UNITS

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No.

990260025

DATE RETURNED

EXAMINED BY AS
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

THE RECORDING DATE OF THIS INSTRUMENT AS INDICATED BELOW IS THE OFFICIAL DATE ON WHICH
THE WESTCHESTER COUNTY CLERK RECEIVED THIS INSTRUMENT.
QUESTIONS REGARDING DELAYS PRIOR TO THIS DATE SHOULD BE ADDRESSED TO YOUR
REPRESENTATIVE OR ATTORNEY.

000003B000 01/26/89CPA/DE 15.00
07:20

RECEIVED
89 JAN 26 AM 7:15
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECORD AND RETURN

330 Theall Road



T00495299



DED2

36



*** DO NOT REMOVE ***

WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED-DEED FEE PAGE 3 TOTAL PAGES 4
(SEE CODES FOR DEFINITIONS)STAT'Y CHARGE 5.25
REC'ING CHARGE 9.00
RECMGT FUND 4.75
EA 5217 25.00
TP-584 6.00
CROSS-REF. 0.00
MISC. _____TOTAL PAID
50.00\$ 350000.00
CONSIDERATIONRECEIVED:
TAX AMOUNT \$ 1400.00
TRANSFER TAX# 0004120MORTGE. DATE _____
MORTGE. AMT _____
EXEMPT YES _____ NO _____LIBER: 11270
PAGE : 115REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITYSERIAL NO. _____
DWELLING 1-6 OVER___ DUAL TOWN
___ DUAL COUNTY/STATE___ HELD
___ NOT HELD _____

TITLE COMPANY NUMBER: _____

EXAMINED BY WVP3TERMINAL CTRL# 95299T004

DATE RETURNED _____

000030000 10/26/95CPA/DE
09:16

50.00

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK



411140381DEDC

Control Number

411140381

WIID Number

2001114-000187

Instrument Type

DED



WESTCHESTER COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

*** DO NOT REMOVE ***

THE FOLLOWING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

TYPE OF INSTRUMENT DED - DEED

FEE PAGES 3

TOTAL PAGES 3

RECORDING FEES

STATUTORY CHARGE	\$5.25
RECORDING CHARGE	\$9.00
RECORD MGT. FUND	\$4.75
RP 5217	\$25.00
TP-584	\$5.00
CROSS REFERENCE	\$0.00
MISCELLANEOUS	\$0.00
TOTAL FEES PAID	\$49.00

TRANSFER TAXES

CONSIDERATION	\$600,000.00
TAX PAID	\$2,400.00
TRANSFER TAX #	27431

RECORDING DATE 04/30/2001
TIME 10:55:00

MORTGAGE TAXES

MORTGAGE DATE	
MORTGAGE AMOUNT	\$0.00
EXEMPT	
YONKERS	\$0.00
BASIC	\$0.00
ADDITIONAL	\$0.00
SUBTOTAL	\$0.00
MTA	\$0.00
SPECIAL	\$0.00
TOTAL PAID	\$0.00

SERIAL NUMBER
DWELLING

THE PROPERTY IS SITUATED IN
WESTCHESTER COUNTY, NEW YORK IN THE:
CITY OF RYE

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Record & Return to:
BRUCE HOFFSTETTER/ELLEN POLLOCK
LEVINE, HOFFSTETTER & FRANGK
316 MAIN MALL
POUGHKEEPSIE, NY 12601

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



521883011DED002T

Westchester County Recording & Endorsement Page

Submitter Information

Name: Thoroughbred Title Services, LLC Phone: 914-644-6100
Address 1: 800 Westchester Avenue Fax: 914-644-6159
Address 2: Suite S434 Email: contactus@thoroughbredtitleservices.co
City/State/Zip: Rye Brook NY 10573 Reference for Submitter: Connolly

Document Details

Control Number: **521883011** Document Type: **Deed (DED)**
Package ID: 2012070600004001003 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: CONNOLLY KEVIN F - Individual
2: CONNOLLY PATRICIA A - Individual

2nd PARTY

1: STORZ ERIK E - Individual
2: STORZ COURTNEY R - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 330 THEALL ROAD

Tax Designation: 146.17-1-2

City/Town: RYE CITY

Village:

Cross- References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,200,000.00**
Transfer Tax: \$4,800.00
Mansion Tax: \$12,000.00
Transfer Tax Number: 147

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 08/03/2012 at 05:28 PM

Control Number: **521883011**

Witness my hand and official seal

Timothy C. Idoni

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Thoroughbred Title Services, LLC
800 Westchester Avenue

Rye Brook, NY 10573
Attn: Vincent Esposito

The Office of the Westchester County Clerk: This page is part of the instrument; the County Clerk will rely on the information provided on this page for purposes of indexing this instrument. To the best of submitter's knowledge, the information contained on this Recording and Endorsement Cover Page is consistent with the information contained in the attached document.



590083187DED0025

Westchester County Recording & Endorsement Page

Submitter Information

Name: Benchmark Title Agency LLC Phone: 914-250-2400
Address 1: Benchmark Title Agency LLC Fax: 914-422-1550
Address 2: 222 Bloomingdale Road, Suite 102 Email: evanbomel@benchmarkta.com
City/State/Zip: White Plains NY 10605 Reference for Submitter: BTA 77197

Document Details

Control Number: **590083187** Document Type: **Deed (DED)**
Package ID: 2019010800107001001 Document Page Count: **3** Total Page Count: **4**

Parties

☐ Additional Parties on Continuation page

1st PARTY

1: STORZ ERIK E - Individual
2: STORZ COURTNEY R - Individual

2nd PARTY

1: MIDDLETON NEIL - Individual
2: MIDDLETON BARBARA - Individual

Property

☐ Additional Properties on Continuation page

Street Address: 330 THEALL ROAD

Tax Designation: 146.17-1-2

City/Town: RYE CITY

Village:

Cross-References

☐ Additional Cross-Refs on Continuation page

1: 2: 3: 4:

Supporting Documents

1: RP-5217 2: TP-584

Recording Fees

Statutory Recording Fee: \$40.00
Page Fee: \$20.00
Cross-Reference Fee: \$0.00
Mortgage Affidavit Filing Fee: \$0.00
RP-5217 Filing Fee: \$125.00
TP-584 Filing Fee: \$5.00
Total Recording Fees Paid: **\$190.00**

Mortgage Taxes

Document Date:
Mortgage Amount:

Basic: \$0.00
Westchester: \$0.00
Additional: \$0.00
MTA: \$0.00
Special: \$0.00
Yonkers: \$0.00
Total Mortgage Tax: **\$0.00**

Dwelling Type: Exempt: ☐
Serial #:

Transfer Taxes

Consideration: **\$1,250,000.00**
Transfer Tax: \$5,000.00
Mansion Tax: \$12,500.00
Transfer Tax Number: 7998

RECORDED IN THE OFFICE OF THE WESTCHESTER COUNTY CLERK



Recorded: 01/22/2019 at 04:00 PM

Control Number: **590083187**

Witness my hand and official seal

Timothy C. Idoni
Westchester County Clerk

Record and Return To

☐ Pick-up at County Clerk's office

Meredith Leff, Esq.
McCullough, Goldberger & Stoudt
1311 Mamaroneck Avenue, Suite 340
White Plains, NY 10605



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: May 13, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Presentation of preliminary 2021 financials summary from City Comptroller, Joe Fazzino.

FOR THE MEETING OF:
May 25, 2022

RECOMMENDATION: That the Council hear the presentation.

IMPACT: ☐ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND:



CITY COUNCIL AGENDA

DEPT.: Fire Department

DATE: May 5, 2022

CONTACT: Michael A. Kopy, Commissioner of Public Safety

AGENDA ITEM: Consideration of proposed Rules and Regulations of the City of Rye Fire Department:

- Policy #102 – Oath of Office
- Policy #103 – Department Head
- Policy#200 – Organizational Structure
- Policy #202 – Administrative Communications
- Policy#303 – Emergency Response

FOR THE MEETING OF:

May 25, 2022

RECOMMENDATION: Approval of the listed policies.

IMPACT: ☐ Environmental ☐ Fiscal ☐ Neighborhood ☒ Other:

Enhancement of the operational effectiveness of the Department.

BACKGROUND: The proposed policies have been reviewed by the Commissioner and the Professional Firefighters Local 2029.

See attached memo and new policies.

Michael A. Kopy
Public Safety Commissioner
Rye, New York 10580



CITY OF RYE

Tel: (914) 967-1234
Fax: (914) 967-8867
E-mail: mkopy@ryeny.gov
<http://www.ryeny.gov>

Department of Public Safety

Memorandum

To: Greg Usry, City Manager
From: Michael A. Kopy, Public Safety Commissioner
Date: 5/5/2022
Re: Fire Department – Lexipol Policy

Reference the captioned subject, the attached policies are being forwarded for review. The city contracted with Lexipol prior to my arrival to develop and establish policies for the fire department based on nationwide standards and best practices, while also incorporating state and federal laws. I have reviewed the policies submitted by Lexipol with a committee at the police department (including the Professional Firefighters Local 2029) and made the appropriate changes where necessary.

I believe that the adoption of the policies below is in the best interest of public safety in the City of Rye and I recommend that it be forwarded to the City Council for action. Below is a brief overview of the policies that were submitted by Lexipol.

I will be available to answer questions when these are reviewed.

Policy 102 – Oath of Office

Department members affirm the oath of their office as an expression of commitment to the constitutional rights of those served by the Department and the dedication of its members to their duties.

Policy 103 – Department Head

This policy identifies the education, experience, or certifications desired for the Career Captain, who will also be known as the Department Head.



Policy 200 – Organizational Structure

The purpose of this policy is to establish the organizational structure of the Rye Fire Department. This policy also provides guidance regarding the departments' reporting process through the chain of command.

Policy 202 – Administrative Communications

The purpose of this policy is to establish guidelines, format and authority levels for the various types of administrative communication documents in existence within the Department.

Policy 303 – Emergency Response

The purpose of this policy is to ensure a safe and appropriate response to emergencies while maintaining the safety of department members and the public by requiring operators of department authorized emergency vehicles to conform to applicable New York laws and regulations during an emergency response.



Oath of Office

102.1 PURPOSE AND SCOPE

The purpose of this policy is to ensure that oaths, when appropriate or required, are administered to department members (General Municipal Law § 209-c).

102.2 POLICY

It is the policy of the Rye Fire Department that, when appropriate or required, department members affirm the oath of their office as an expression of commitment to the constitutional rights of those served by the Department and the dedication of its members to their duties.

102.3 OATH OF OFFICE

Upon employment and when required by the specific duties assigned, all sworn, appointed or elected personnel shall take and subscribe to an oath or affirmation similar to the following in addition to any other form of oath or affirmation required.

I, [employee name], do solemnly swear (or affirm) that I will support the Constitution of the United States and the Constitution of the State of New York, and that I will faithfully discharge the duties of the office of the Fire Department or any other office of the City of Rye according to the best of my ability.

102.4 MAINTENANCE OF RECORDS

When required, the oath of office shall be filed as prescribed by New York law (General Municipal Law § 209-c).

Department Head

103.1 PURPOSE AND SCOPE

This policy identifies the education, experience, or certifications desired for the Career Captain, who will also be known as the Department Head.

103.2 POLICY

It is the policy of the Rye Fire Department to have a highly qualified Career Captain..

103.3 REQUIRED QUALIFICATIONS AND CERTIFICATIONS

Anyone who serves as the Department Head must possess the required certification and meet the minimum qualifications, including the basic requirements for education, health, and physical fitness, as established by law.

(Civil Service Law § 58-a; General Municipal Law § 204-dd; 19 NYCRR § 426.9).

Organizational Structure

200.1 PURPOSE AND SCOPE

The purpose of this policy is to establish the organizational structure of the Rye Fire Department. This policy also provides guidance regarding the departments' reporting process through the chain of command.

200.2 POLICY

It is the policy of the Rye Fire Department to organize its resources in a manner that allows for effective and efficient service delivery to the public. To ensure effective organizational communication, members shall generally adhere to the established chain of command unless there is a good faith and reasonable basis for utilizing an alternate channel of communication.

200.3 BUREAUS

The Career Captain is responsible for managing the Rye Fire Department. The following Bureaus make up the Rye Fire Department:

- Fire Operations Bureau
- Fire Prevention Bureau

200.3.1 FIRE OPERATIONS BUREAU

The Fire Operations Bureau responds to all fire and rescue calls for service; manages major disaster responses; and staffs various emergency response apparatus and support units.

200.3.2 FIRE PREVENTION BUREAU

The Fire Prevention Bureau's mission is to engage in investigation, education, prevention and mitigation of fire incidents or accidents.

The Fire Prevention Bureau performs inspections as mandated by applicable law and as directed by competent authority. In addition, the Bureau may be the lead agency or act as a support service in the investigation of all major fires occurring within the jurisdiction of the Rye Fire Department.

200.4 CHAIN OF COMMAND

Respect for rank is essential for administrative and operational efficiency. All members of the Rye Fire Department shall adhere to the chain of command. All members shall be thoroughly familiar with the National Incident Management System (NIMS) and the Incident Command System (ICS) and operate within their parameters throughout the duration of all emergency incidents.

A supervising or commanding officer will be identified for each department member. This supervisor/commanding officer is the first step in the organizational chain of command, followed by the next level of commanding officer as set forth in the department's organizational structure. In the event that no supervisory officer is available, rank will be determined by seniority in rank.

Rye Fire Department

Policy Manual

Organizational Structure

Members of the Rye Fire Department shall conduct department business through the established chain of command. Members shall consult with and report to their commanding officer/supervisor when making recommendations for changes, alterations or improvements concerning department matters. Members shall forward all reports and recommendations through the chain of command. The submission should include written comments from the member's immediate supervisor to indicate whether he/she approves of the recommendation. No memo or recommendation should be stopped in the chain of command before it reaches its intended destination/officer.

Other than the exceptions set forth below, no member of the Rye Fire Department shall initiate contact or respond to contact with any member of the governing board or with any other local, regional, state or federal official regarding any matter pertaining to the Rye Fire Department without having first informed the Career Captain through the chain of command.

City of Rye firefighters will report to the Lieutenant in charge of his or her squad, the Lieutenant will report to the Career Captain. Volunteer firefighters will report to the department Chief officer for administrative functions. Operations will report to the officer in charge, on scene.

200.5 DIRECTIVES AND ORDERS

Members shall comply with lawful directives and orders from any department supervisor or person in a position of authority..

A member who believes any written or verbal order to be unlawful or in conflict with another order shall obey the order first and follow the grievance process for addressing his or her concerns.

A member's decision to disobey an order that he/she believes to be unlawful is not a bar to discipline should the order be determined as lawful.

200.6 ALTERNATE CHANNELS OF COMMUNICATION

All members shall keep their supervisors informed of any matters regarding the health, safety, welfare or operations of the department.

As a general matter, any concern about a workplace situation should first be raised with the member's immediate supervisor. It is recognized, however, that there may be occasions where the use of the established chain of command may not be appropriate. If an issue is of a personal nature or what a reasonable person would believe is a sensitive matter, is of significant importance to the Department or involves other members or supervisors, the member may consult directly with the Public Safety Commissioner, or the Career Captain.

All members are free to make or prepare to make, in good faith, any complaint that identifies ethical or legal violations, including fraud, waste, abuse of authority, gross mismanagement, violations of the law or practices that may pose a threat to the health, safety and security of the public or members without fear of actual or threatened discrimination, retaliation or reprisal. Such complaints are not subject to the chain of command and may be made to any supervisor or directly to the Public Safety Commissioner. Nothing in this policy shall diminish the rights or remedies of

Rye Fire Department

Policy Manual

Organizational Structure

a member pursuant to any applicable federal law, provision of the U.S. Constitution, applicable state law, ordinance or collective bargaining agreement.

Any form of reprisal or retaliation against any member for making or filing a complaint in good faith or for participating in the investigation of a complaint is prohibited.

The Rye Fire Department shall not fire, discharge, demote, suspend, threaten, harass or discriminate against a member because of the member's role as a whistleblower, insofar as the actions taken by the member are legal (Public Authorities Law § 2857).

Any member engaging in any form or type of reprisal or retaliation is subject to discipline (see the Anti-Retaliation Policy).

Administrative Communications

202.1 PURPOSE AND SCOPE

The purpose of this policy is to establish guidelines, format and authority levels for the various types of administrative communication documents in existence within the Department.

202.2 POLICY

It shall be the policy of the Rye Fire Department to control the use of the name of the Department and the use of letterhead, and to ensure that official administrative communications follow a specific format and are released only by persons with the authority to do so.

202.3 PERSONNEL ORDERS

Personnel orders may be issued periodically by the Career Captain to announce and document promotions, transfers, hiring of new personnel, separations, personnel and group commendations, or other changes in status.

202.4 CORRESPONDENCE

In order to ensure that the letterhead and name of the Department are not misused, all external correspondence shall be on department letterhead.

All department letterhead shall bear the signature element of the Career Captain in addition to the actual signature of an authorized signer. Correspondence outside of the department shall be on official letterhead utilized by the Captain, Lieutenants and Chief of Department. The various companies of the department can use their letterhead to conduct company level business, unrelated to the operation of the Fire Department.

202.5 MEMORANDUMS

Memorandums are a necessary and important component of effective operations at all levels of the Department. For the purposes of clarity and to ensure appropriate distribution of written communications, all memorandums between department members shall utilize a standardized format.

Memorandums typically are used to memorialize and/or summarize communication and facts. Memorandums can be generated by a supervisor and sent to subordinates or a group of subordinates to give direction, clarify a policy decision or request an action by another division. A memorandum also may be written by line-level members to communicate information. If the recipient is of higher rank than the member's immediate supervisor the information should be approved by the proper chain of command before being forwarded to the recipient.

Administrative Communications

202.6 SURVEYS

All surveys made in the name of the Department shall be authorized by the Career Captain or the authorized designee.

Emergency Response

303.1 PURPOSE AND SCOPE

The purpose of this policy is to ensure a safe and appropriate response to emergencies while maintaining the safety of department members and the public by requiring operators of department authorized emergency vehicles to conform to applicable New York laws and regulations during an emergency response (Vehicle and Traffic Law § 1104).

303.1.1 DEFINITIONS

Definitions related to this policy include:

Audible signal - The warning sound produced by a bell, horn, siren or electronic device (Vehicle and Traffic Law § 1104).

Authorized emergency vehicle - An ambulance, fire vehicle, civil defense emergency vehicle, blood delivery vehicle or hazardous materials emergency vehicle (Vehicle and Traffic Law § 101).

Emergency response (also known as emergency operation) - Any call for service or assistance involving fire, explosion or violent rupture; human rescue; human entrapment; illness or injury; hazardous materials release or threat of contamination; flooding; threatened or actual acts of violence; any explosive, bomb or threatened bombing; any act of terrorism; any natural disaster; or any other circumstance that presents a threat to life-safety or to property. Emergency response does not include returning from such service (Vehicle and Traffic Law § 114-b).

303.2 POLICY

It is the policy of the City of Rye Fire Department to appropriately respond to all emergency calls.

303.3 EMERGENCY CALLS

Fire personnel dispatched to an emergency shall proceed immediately, shall continuously operate emergency lighting equipment and shall sound the siren, bell, horn or electronic device during the response. (Vehicle and Traffic Law § 1104(c)).

Responding with emergency lights and audible signal does not relieve personnel of the duty to continue to drive with due regard for the safety of all persons, and does not protect the driver from the consequences of reckless disregard for the safety of others. The use of any other warning equipment without a red light and audible signal does not provide any exemption from New York law.

Personnel should only respond with emergency lights and audible signal when dispatched to an emergency or when circumstances reasonably indicate an emergency response is required.

Personnel not authorized to respond with emergency lights and audible signal shall observe all traffic laws and proceed without the use of emergency lights and audible signal. Off duty personnel responding in personal vehicles shall not utilize red lights, sirens, or other emergency lighting

Emergency Response

or sound equipment in their personal vehicles without written approval from the Public Safety Commissioner.

303.4 MULTIPLE EMERGENCY VEHICLE RESPONSES

When more than one apparatus responds to an emergency, emergency vehicle operators should remain alert to the presence of other emergency vehicles and exercise due caution. Personnel must further exercise due caution in recognizing that traffic yielding to one emergency vehicle may not expect other emergency vehicles to follow.

303.5 INITIATING AN EMERGENCY RESPONSE

If a member believes an emergency response to any call is appropriate, the member shall ensure 60 Control is immediately notified.

303.6 RESPONSIBILITIES OF RESPONDING PERSONNEL

Emergency vehicle operators shall exercise sound judgment and care, with due regard for life and property, while operating a vehicle en route to an emergency response.

In addition, emergency vehicle operators shall reduce speed at all street intersections and should come to a complete stop at all blind street intersections or intersections where there is either a red light, a flashing red light or a stop sign. Emergency vehicle operators should also come to a complete stop at intersections whenever they reasonably believe they cannot account for traffic in approaching lanes or when vehicles have not yielded the right-of-way. After coming to a complete stop, emergency vehicle operators should only proceed when it is safe to do so.

The decision to continue an emergency response is at the discretion of the emergency vehicle operator or Lieutenant. If, in the judgment of either individual, the roadway conditions or traffic congestion do not permit such a response without unreasonable risk, the response may be continued without the use of red lights and audible signal at the legal speed limit. In such an event, the Lieutenant should ensure 60 Control is promptly notified. Personnel shall also discontinue the emergency response when directed by any supervisor.

303.7 FAILURE OF EMERGENCY EQUIPMENT

If the emergency equipment on the vehicle should fail to operate, the vehicle operator must terminate the emergency response and respond accordingly. In all cases, the Lieutenant shall notify 60 Control of the equipment failure in the event that another apparatus may need to be assigned to the emergency response.

303.8 ACCIDENTS

In case of an accident involving the emergency vehicle, the emergency vehicle operator or Lieutenant should evaluate the need to remain on scene and tending to potential injuries. If non critical, emergency vehicle operator shall continue to initial call and notify 60 Control to notify Police Department to respond to accident scene.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: May 19, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration to set a public hearing for June 15, 2022 for a waiver request from the existing rock removal moratorium from Fletcher Development.

FOR THE MEETING OF:

May 25, 2022

RECOMMENDATION: That the City Council set the public hearing to consider the waiver request.

IMPACT: ☒ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND: On April 19, 2022, a Local Law went into affect adopting a six-month moratorium in the City of Rye temporarily limiting the approval of any new mechanical rock removal, drilling or boring application to fifteen (15) calendar days and prohibiting the review, processing or approval of any blasting applications for the duration of this moratorium. Under this law, an aggrieved property owner may petition the City Council for a waiver of the 15 - calendar day limit or the prohibition on blasting permits and the City Council shall have the discretion to grant such waiver, or as much relief as the City Council may determine to be necessary and appropriate. Such petition shall be the subject of a public hearing before the City Council. Attached is a petition.

Dear City Council,

I am writing on behalf of the owners of 79 Manursing Avenue – Tommaso & Michelle Addona. The Addonas made the decision some time ago to build their home in Rye and, along with their three children, join your charming community. Over the past year they have been working with Robert A. Cardello Architects to design a beautiful house that they believe will be their “forever home”.

3.A.1 - The permitting process began back in November of 2021 long before the Local Law No. 5 of 2022 was put into effect. We are appealing to you, the members of the City Council, and asking that you recognize the hardship this law will cause the Addonas in building their dream home and allow them the standard 38 days for mechanical rock removal. The process of obtaining the building permit was quite lengthy, and at no time did anyone mention that this new local law was being discussed and would potentially go into effect. The Building Department was aware of this project since early 2021 when preliminary sketches were reviewed and knew that there was a very good possibility rock would be present, but at no time during the preliminary review or permitting process was there any mention requiring a separate permit for rock removal. We would like to say that the building department has been nothing but helpful in attempting to address this issue. With that said, there is another project that is roughly .3 miles away which is currently building under the 2015 Local Law amendment to 133-8 permitting rock removal in 38 days. It is our understanding that we are the first project to fall under this new moratorium. We are not looking for special treatment but would like the City Council to recognize that given the amount of rock that is present, it will be impossible to remove enough rock to complete the designed foundation in just 15 working days.

The Addonas have only followed the guidance of the architects via the information provided from the Building Department. If they are not granted this extension, they will have to do a full redesign, which will cause them more time and money, and will force them to give up a full level of their home. This will not only cause delays in the project but will leave the lot with a partially excavated hole that is prone to filling with groundwater. On behalf of the owners of 79 Manursing Ave., we would like to request that the members of city council consider our appeal for additional time to address rock removal within 38 days under the 2015 amendment to section 133-8.

3.A.2 - The current design of the home is a 2-story single family home. This home will fit in perfectly with the neighborhood. This home is conforming and within the zoning setbacks, FAR, and building height restrictions. They will have some slight unique features with the master balcony overlooking the pool and the mixture of stone veneer and stucco finish.

3.A.3 – This application is consistent with the appeal section of Local Law No. 5 of 2022. This was brought to our attention when we went to file for rock removal from the city building department. This appeal section was specifically shown to us and the team at Fletcher Development then followed the guidance of The City Manager’s office and have submitted this letter.

3.A.4 – The Architects for the project, Robert A Cardello, filed for the building permit and that permit was issued. As part of that permit The Contractor, Fletcher Development, filed for a demolition permit and that permit was issued. Since the beginning of the project both the Architect and Contractor have followed city building code guidelines and have had no issues.

3.A.5 – The application for relief is consistent with what is required to appeal due to the moratorium and the approval of Local Law No 5 of 2022.

Thank you in advance for your time and attention to this matter.

Respectfully yours,

Fletcher Development Team



CITY COUNCIL AGENDA

DEPT.: City Manager's Office

DATE: May 13, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request by Christ's Church for use of the City streets (Rectory Street) on the following dates:

- 8/16/22, 2:00pm-6:00pm - Blue Skies Talent Show
- 9/11/22, 9:00am-1:00pm - Homecoming Church Picnic
- 10/15/22, 8:00-5:00pm - CCNS Fall Family Day
- 11/26/22, 8:00am-5:00pm - Annual Christ's Church Christmas Tree Sale

FOR THE MEETING OF:

May 25, 2022

RECOMMENDATION: That the City Council approve the request from Christ's Church.

IMPACT: ☐ Environmental ☐ Fiscal ☒ Neighborhood ☐ Other:

BACKGROUND: Christ's Church is requesting use of Rectory streets for various events for the remainder of 2022.

See attached COI.



RYENEW0002

WEBC

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/3/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Church Insurance Agency Corp 210 South St, Ste 2 Bennington, VT 05201-2894	CONTACT NAME: Carol Webster	
	PHONE (A/C, No, Ext): 800-293-3525	FAX (A/C, No):
	E-MAIL ADDRESS: cwebster@cpg.org	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Church Ins Co of Vermont	10669V
INSURED Christs Church Rectory St Rye, NY 10580-3817	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	NYS0001962PP	7/15/2021	7/15/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
							MED EXP (Any one person)	\$ 30,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 5,000,000
							PRODUCTS - COMP/OP AGG	\$ 1,000,000
								\$
								\$
								\$
								\$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

All operations of the named insured including Church Picnic to be held 06/12/22 in connection with which the certificate holder is named as an additional insured but only in connection with the actions of the named insured.

CERTIFICATE HOLDER

CANCELLATION

City of Rye 1051 Boston Post Rd Rye, NY 10580-2945	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Carol Webster</i>

CANCELLATION: THE POLICY IS SUBJECT TO THE PREMIUMS, FORMS, AND RULES IN EFFECT FOR EACH POLICY PERIOD. SHOULD THE POLICY BE TERMINATED, THE COMPANY WILL ENDEAVOR TO GIVE THE ADDITIONAL INTEREST IDENTIFIED 30 DAYS WRITTEN NOTICE, AND WILL SEND NOTIFICATION OF ANY CHANGES TO THE POLICY THAT WOULD EFFECT THAT INTEREST, IN ACCORDANCE WITH THE POLICY PROVISIONS OR REQUIRED BY LAW.