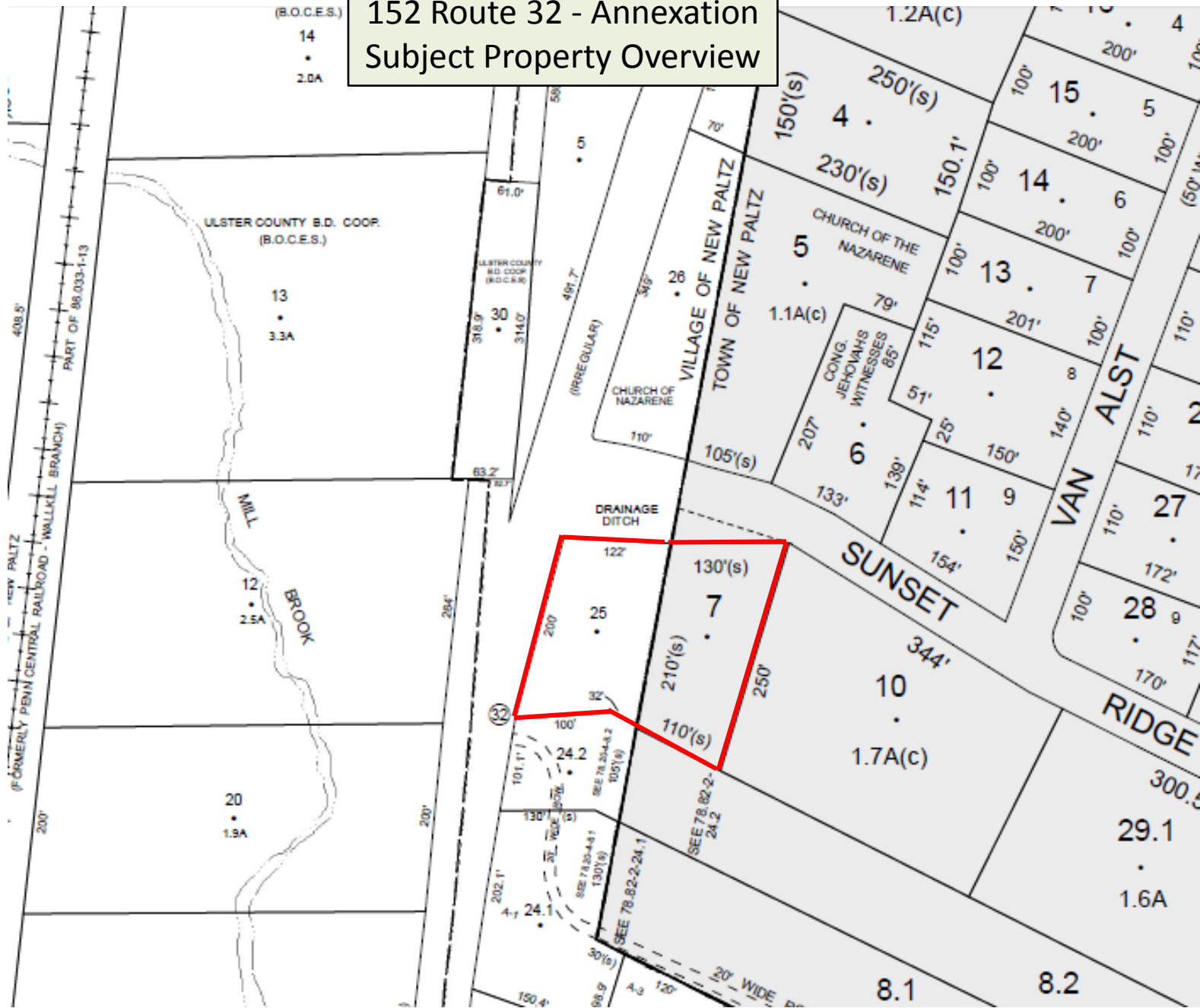152 Route 32 - Annexation Subject Property Overview

Property Survey

SURVEY PLAT
LANDS TO BE CONVEYED TO:
DEAN VanTASSELL
152 ROUTE 32 NORTH
VILLAGE OF NEW PALTZ AND TOWN OF NEW PALTZ,
COUNTY OF ULSTER, STATE OF NEW YORK
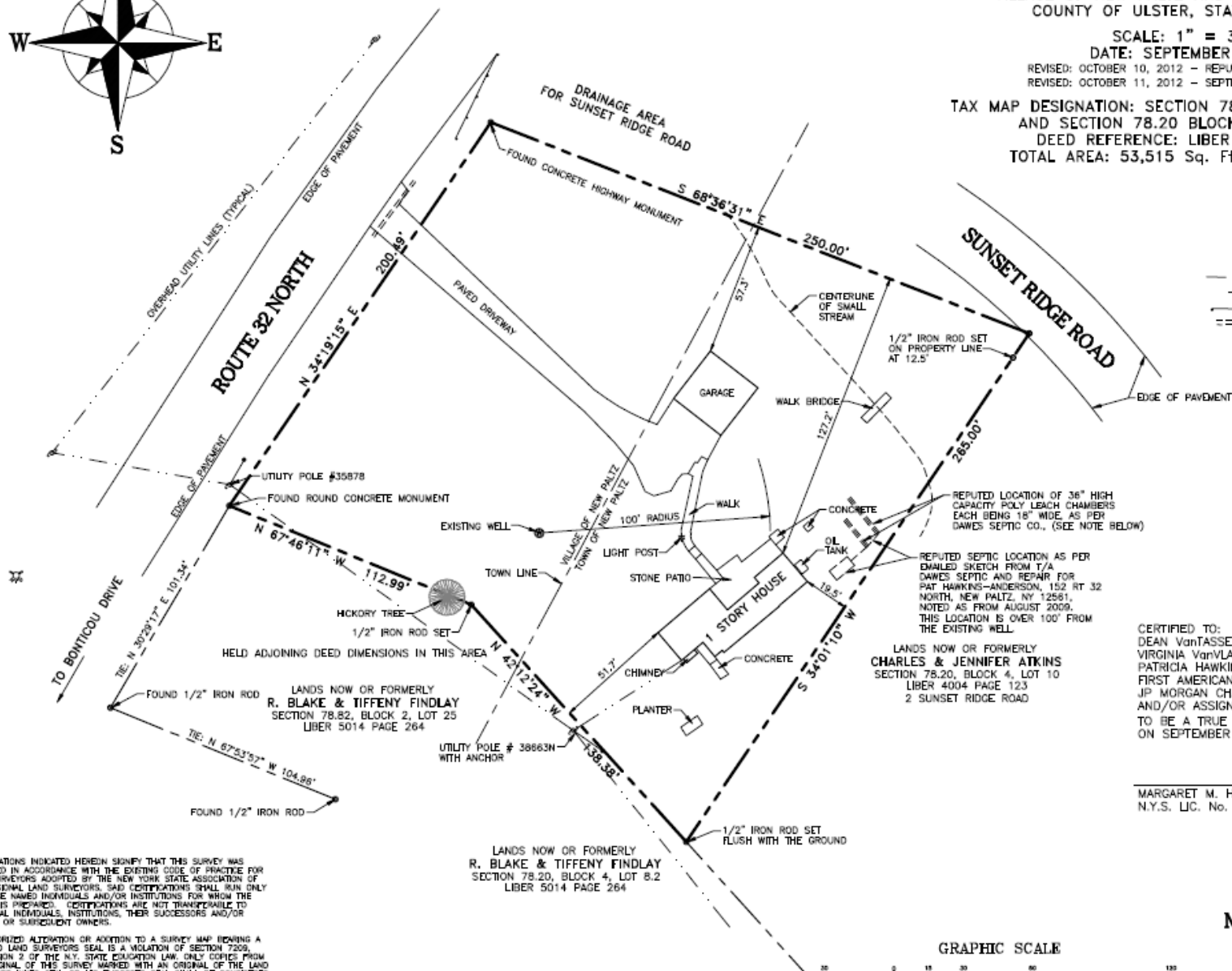
SCALE: 1" = 30 FEET
DATE: SEPTEMBER 29, 2012
REVISED: OCTOBER 10, 2012 – REPUTED SEPTIC LOCATION SHOWN
REVISED: OCTOBER 11, 2012 – SEPTIC AREA ADDITIONALLY DETAILED

TAX MAP DESIGNATION: SECTION 78.82, BLOCK 2, LOT 25 (V)
AND SECTION 78.20 BLOCK 4, LOT 7 (TOWN)
DEED REFERENCE: LIBER 1321 PAGE 893
TOTAL AREA: 53,515 Sq. Ft. or 1.229 ± Acres

NORTH
W — E
S

LEGEND
UTILITY POLE
OVERHEAD UTILITY LINES
ANCHOR
GUIDE RAIL
CULVERT
FIRE HYDRANT

ROUTE 32 NORTH

SUNSET RIDGE ROAD

DRAINAGE AREA FOR SUNSET RIDGE ROAD

FOUND CONCRETE HIGHWAY MONUMENT

S 68°36'31" E   250.00'

OVERHEAD UTILITY LINES (TYPICAL)
EDGE OF PAVEMENT

N 34°19'15" E   200.49'

PAVED DRIVEWAY

57.3'

CENTERLINE OF SMALL STREAM

1/2" IRON ROD SET ON PROPERTY LINE AT 12.5'

EDGE OF PAVEMENT

GARAGE

WALK BRIDGE

127.2'

265.00'

UTILITY POLE #35878
FOUND ROUND CONCRETE MONUMENT

N 67°46'11" W   112.99'

EXISTING WELL

100' RADIUS

WALK

VILLAGE OF NEW PALTZ
TOWN OF NEW PALTZ

LIGHT POST

STONE PATIO

CONCRETE

OIL TANK

REPUTED LOCATION OF 36" HIGH CAPACITY POLY LEACH CHAMBERS EACH BEING 18" WIDE, AS PER DAWES SEPTIC CO. (SEE NOTE BELOW)

REPUTED SEPTIC LOCATION AS PER EMAILED SKETCH FROM T/A DAWES SEPTIC AND REPAIR FOR PAT HAWKINS—ANDERSON, 152 RT 32 NORTH, NEW PALTZ, NY 12561, NOTED AS FROM AUGUST 2009. THIS LOCATION IS OVER 100' FROM THE EXISTING WELL.

TIE: N 30°29'17" E 101.34'

TO BONTICOU DRIVE

HICKORY TREE
1/2" IRON ROD SET
HELD ADJOINING DEED DIMENSIONS IN THIS AREA

TOWN LINE

1 STORY HOUSE

19.5'

N 42°12'24" W

51.7'

CHIMNEY

CONCRETE

S 34°01'10" W   265.00'

LANDS NOW OR FORMERLY
CHARLES & JENNIFER ATKINS
SECTION 78.20, BLOCK 4, LOT 10
LIBER 4004 PAGE 123
2 SUNSET RIDGE ROAD

LANDS NOW OR FORMERLY
R. BLAKE & TIFFENY FINDLAY
SECTION 78.82, BLOCK 2, LOT 25
LIBER 5014 PAGE 264

FOUND 1/2" IRON ROD

TIE: N 67°53'57" W 104.96'

FOUND 1/2" IRON ROD

PLANTER

UTILITY POLE # 38663N WITH ANCHOR

S 38.38'

LANDS NOW OR FORMERLY
R. BLAKE & TIFFENY FINDLAY
SECTION 78.20, BLOCK 4, LOT 8.2
LIBER 5014 PAGE 264

1/2" IRON ROD SET FLUSH WITH THE GROUND

CERTIFIED TO:
DEAN VanTASSELL,
VIRGINIA VanVLACK, AS EXECUTRIX OF THE ESTATE OF PATRICIA HAWKINS—ANDERSON,
FIRST AMERICAN TITLE INSURANCE COMPANY,
JP MORGAN CHASE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS FOR THIS MORTGAGE ONLY,
TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON SEPTEMBER 27, 2012.

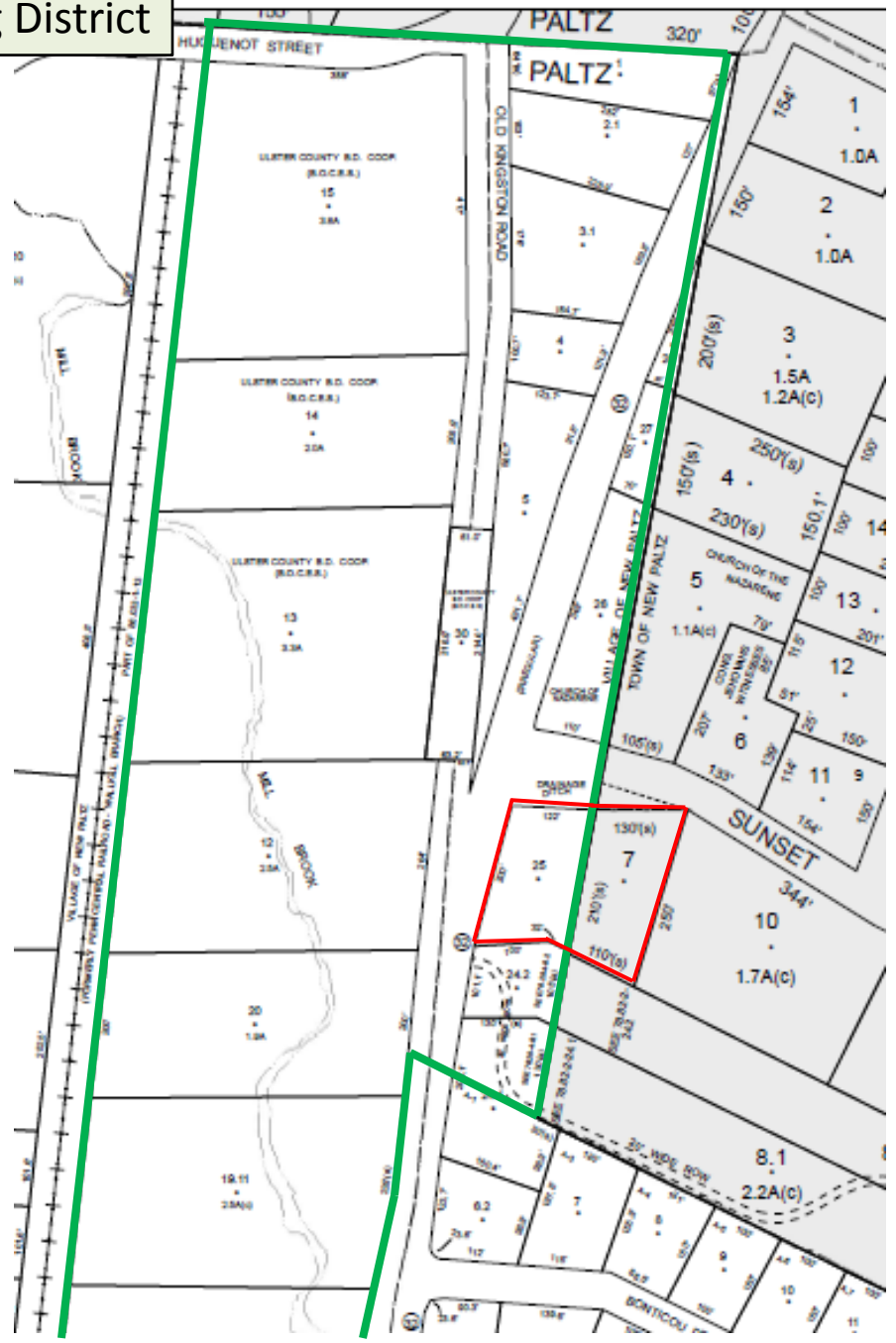MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. No. 50253

GRAPHIC SCALE
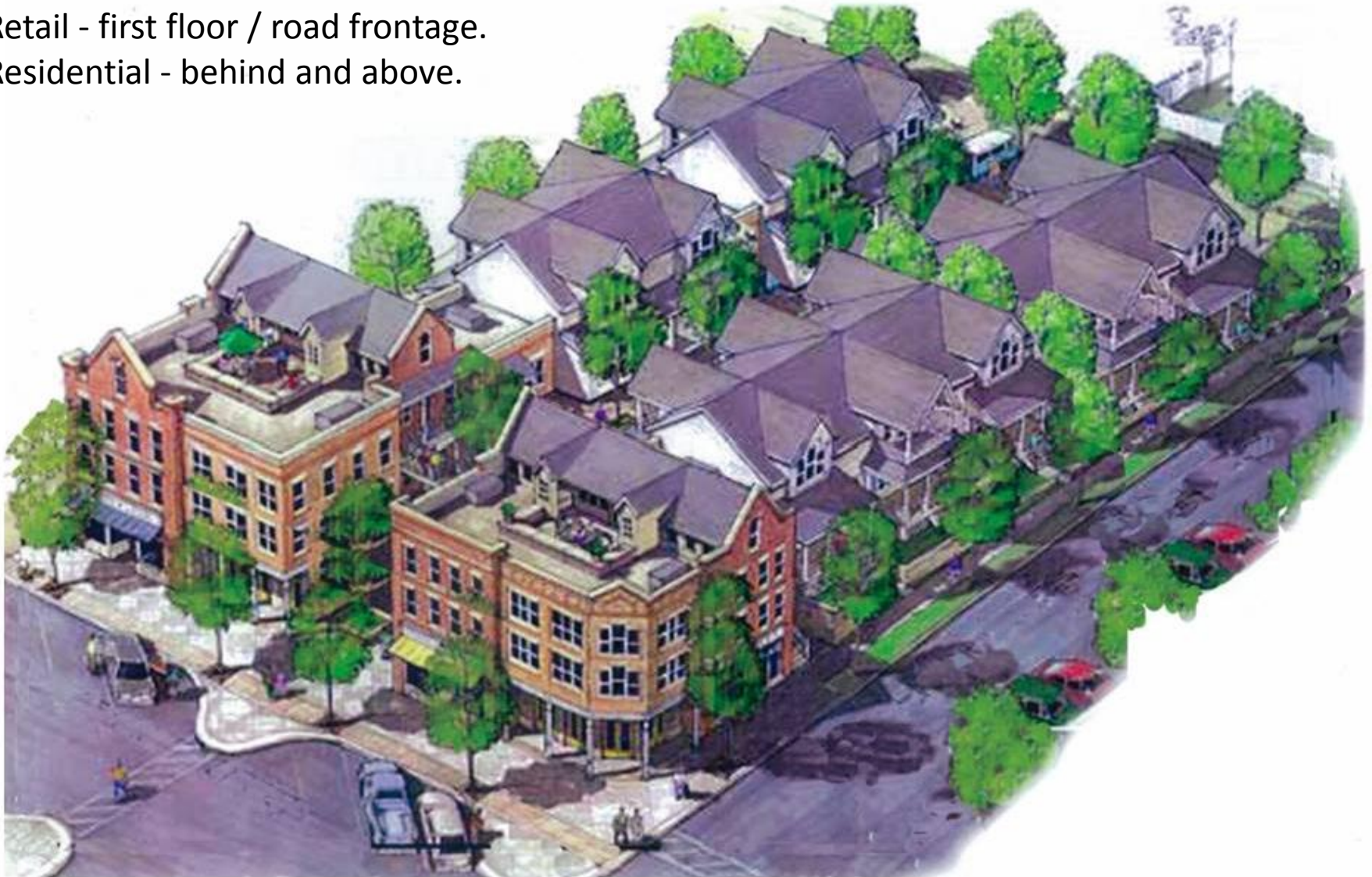(IN FEET)
1 inch = 30 ft

PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072

NBR Zoning District

Mixed-Use Concept
Promoted by NBR District Zoning

Retail - first floor / road frontage.
Residential - behind and above.

Mixed -Use development on front (Village) piece of 152 Rout 32 Only
Without Annexation
1st Level

Sunset Ridge road

70'-0"

15'-0"

5'-0"

N

Route 32

Ground Floor
152 Route 32 New Paltz, N.Y.

- Comercial
- Residential
- Stairs / Corridors
- Non Impervious Surface

Mixed -Use development on front (Village) piece of 152 Rout 32 Only
Without Annexation
2nd, 3rd & 4th Level

Sunset Ridge road

N
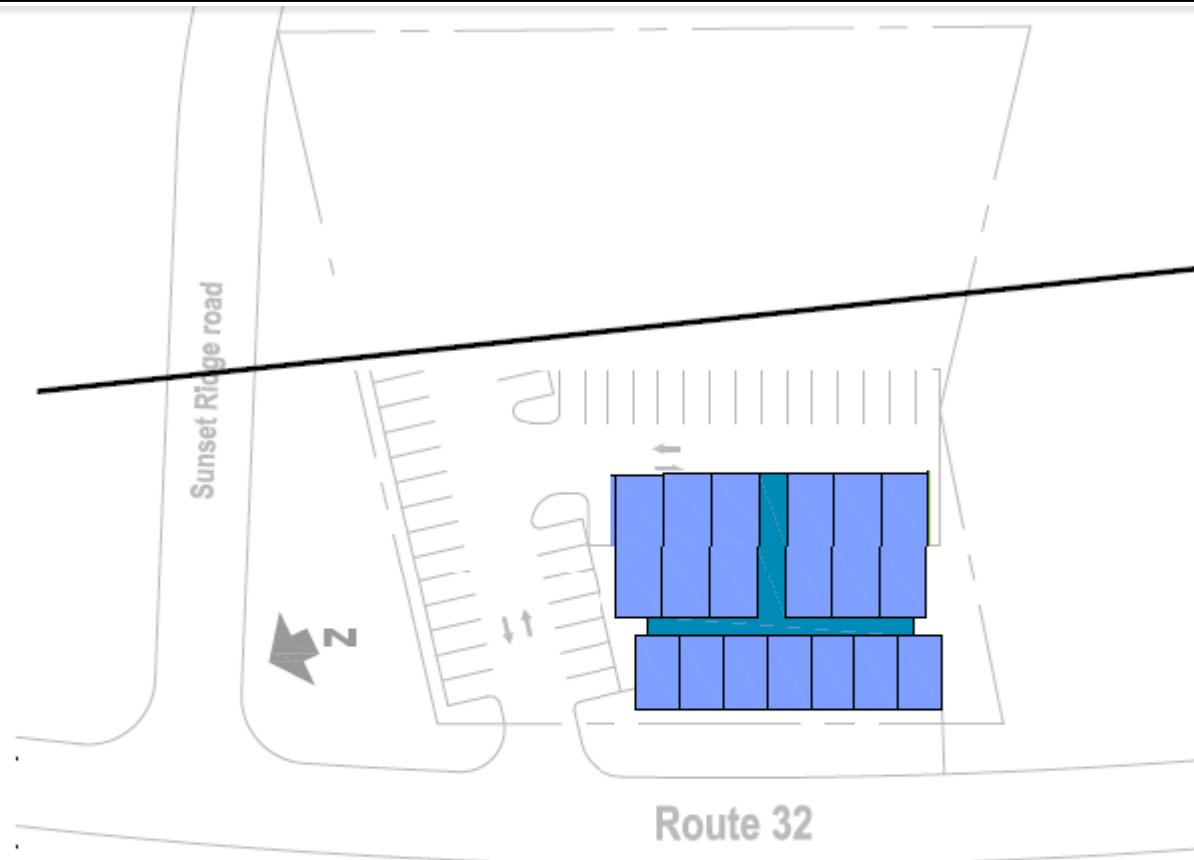
Route 32

2nd, 3rd & 4th Floors
152 Route 32 New Paltz, N.Y.

Residential
Stairs / Corridors

Mixed -Use development on full parcel (Village & Town) of 152 Rout 32
With Annexation
1st Level

Sunset Ridge road

Route 32

Ground Floor
152 Route 32 New Paltz, N.Y.

Comercial
Residential
Stairs / Corridors
Non Impervious Surface

Mixed -Use development on full parcel (Village & Town) of 152 Rout 32
With Annexation
2nd, 3rd & 4th Level
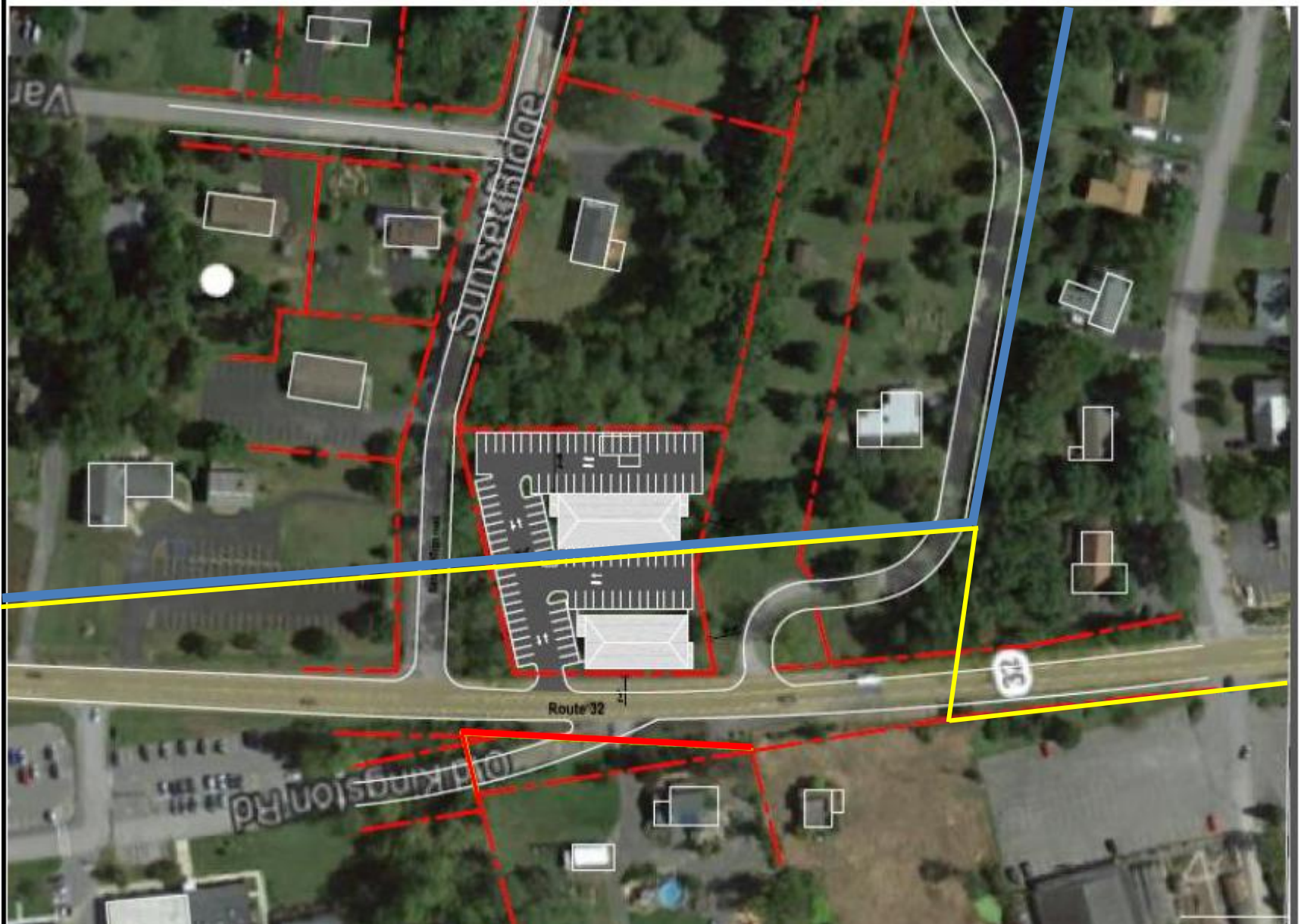
2nd, 3rd & 4th Floors
152 Route 32 New Paltz, N.Y.

Residential
Stairs / Corridors

Property Line

Neighborhood Overview

Village / Town Border

North Chestnut Gateway District Border

Tax Implication

Property / S.B.L	Tax Type	Tax Rate Per 1000	Current Status		Develop Front Only Without Annexation		Develop Entire Parcel With Annexation	
			Assessed Value 2014	Taxes Due	Assessed Value	Taxes Due	Assessed Value	Taxes Due
Village - Front Piece	Village Tax	4.89	$ 7,300	$ 36	$ 2,000,000	$ 9,780	$ 4,400,000	$ 21,516
78.82-2-25	Town Tax	5.15		$ 38		$ 10,300		$ 22,660
	Highway Tax	0.10		$ 1		$ 200		$ 440
	County Tax	4.44		$ 32		$ 8,880		$ 19,536
	School Tax	20.35		$ 149		$ 40,700		$ 89,540
Total		34.93		$ 255		$ 69,860		$ 153,692
Township - Rear Piece	Town Tax	5.18	$ 205,300	$ 1,063	$ 8,000	$ 41	$ -	$ -
78.20-4-7	Highway Tax	2.03		$ 417		$ 16		$ -
	Fire Tax	0.30		$ 62		$ 2		$ -
	County Tax	4.44		$ 912		$ 36		$ -
	School Tax	20.35		$ 4,178		$ 163		$ -
Total		32.3		$ 6,631		$ 258		$ -
Tax Grand Total				$ 6,886		$ 70,118		$ 153,692
Village Tax Total				$ 36		$ 9,780		$ 21,516
Town Tax Total				$ 1,101		$ 10,341		$ 22,660

Annexation Benefits

<u>Higher Tax Revenue</u>
- Town Tax Revenue Increases with Annexation
- Village Tax Revenue Increases with Annexation

<u>Additional Housing Supply to Market</u>
- Lower Rents = more affordable housing

<u>Provide Density where Appropriate</u>
- Build Multi-Family projects in proximity to utility infrastructure
- Limit Urban Sprawl