

RECEIVED

JAN 15 2014

BUILDING DEPARTMENT, NEW PALTZ, NY
BY: 

Richard Cusanno & Charles Wortmann
151 Route 32 North, New Paltz, NY 12561

January 14th, 2014

Village Board
Village of New Paltz
P.O. Box 877
New Paltz, NY 12561

Town Board
Town of New Paltz
P.O. Box 550
New Paltz, NY 12561

Re: Annexation of 152 Rte. 32, New Paltz (Sec. 78.82 Block 2, Lot 25 (Village) & Sec. 78.20 Block 4, Lot 7 (Town))

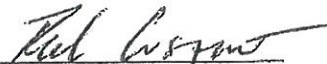
Dear Board Members:

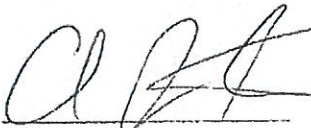
Enclosed is the Petition of Dean Van Tassel for Annexation of the referenced parcels to the Village. Mr. Van Tassel is the owner of 100% of the assessed valuation of the land in question, which satisfies the legal requirement for making the application. We have attached a copy of a letter of authorization from Mr. Van Tassel allowing us to proceed with this application on his behalf.

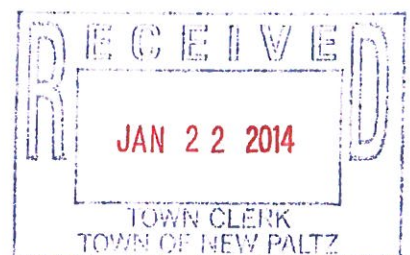
The parcel is adjacent to a newly rezoned Village district which encourages responsible development at the critical gateway to the Village center on Route 32. In order to ensure consistency of development and planning in this key corridor, where development in accordance with the new zoning on adjacent sites will soon follow, annexation will benefit both municipalities in terms of tax revenues and overall design standards.

I look forward to meeting with both Boards to discuss this application.

Very truly yours,

 1-14-14
Richard Cusanno

 1/14/14
Charles Wortmann



VILLAGE OF NEW PALTZ
COUNTY OF ULSTER

TOWN OF NEW PALTZ
STATE OF NEW YORK

In the Matter of the Application of

PETITION

DEAN VAN TASSEL
to
Annex Lands to the Village of New Paltz

SBL: 78.82-2-25 (Village)
& 78.20-4-7 (Town)

The Petitioner swears and affirms under penalty of perjury, as follows:

1. I am the owner of certain lands consisting of approximately 1.229 acres and located in the Town of New Paltz, County of Ulster and State of New York, identified as Tax Map Section 78.82 Block 2, Lot 25 (Village) & Section 78.20 Block 4, Lot 7 (Town) ("Premises"). This land is more fully described in a Survey Plat & Metes and Bounds description annexed hereto as **Exhibit A**.
2. Pursuant to Article 17 of the General Municipal Law, Petitioner requests that resolutions be adopted by the Town of New Paltz and Village of New Paltz determining that the lands described in **Exhibit A** be annexed to the Village of New Paltz.
3. All of the lands for which annexation is requested currently abut the Village of New Paltz.
4. Annexed hereto as **Exhibit B** is the Tax Bill for the Town of New Paltz & Tax Receipt for the Village of New Paltz, establishing that the lands of the Petitioner constitute a majority in assessed valuation with regard to all of the lands that are the subject of the Petition.
5. A copy of the tax map depicting the Premises referenced herein is annexed hereto as **Exhibit C**.

Dated: January 13th, 2014



DEAN VAN TASSEL

Sworn to before me this 14 day of
January, 2014



NOTARY PUBLIC

SAMI MILLUSH
 NOTARY PUBLIC, STATE OF NEW YORK
 Registration No. 01M1628442
 Qualified in Bronx County
 Commission Expires June 17, 2017

Exhibit A - Description

Underwater No. 21,749
File Number 750-U-10413

Page 1

ALL THAT LOT, PIECE OR PARCEL OF LAND, situate, lying and being on the East side of Route #32 in the Village of New Paltz and in the Town of New Paltz, Ulster County, State of New York, bounded and described as follows:

BEGINNING at a point on the East side of the Right of Way for said new concrete road and in the division line of lands of Lewis Van Alst and Jessie Elting; thence running Northerly along the East side of said Right of Way, on a course North 25 degrees 09 minutes East 200 feet to an iron stake driven in the ground; thence running through the land of Lewis Van Alst on a course of South 80 degrees 55 minutes East for a distance of 250 feet to an iron stake driven in the ground; thence running South 24 degrees West 265 feet to an iron stake driven in the ground in a stone wall fence; thence running north 55 degrees 15 minutes West 150 feet to a bend in the boundary line; thence running North 80 degrees 55 minutes West 100 feet to the point or place of beginning.

Exhibit B

TAXPAYER'S RECEIPT TAX YEAR 2013

COLLECTOR'S NAME:

Nancy Branco
Village of New Paltz
25 Plattekill Ave
New Paltz, NY, 12561

OWNER NAME & ADDRESS:

Van Tassell Dean
152 Rte 32 N
New Paltz, NY 12561

PROPERTY DESCRIPTION AND VALUES	
Municipality:	513801 NEW PALTZ
School District:	513801 NEW PALTZ CENTRAL
Section-Block-Lot:	78.82-2-25
Parcel Location:	Rte 32 N
Property Classification:	314 RURAL VAC<10
Acres:	0.56
Frontage x Depth:	200.00 X 122.00
Land Assessed Value:	\$7,300.00
Total Assessed Value:	\$7,300.00
Full Market Value:	\$7,300.00
Uniform % of Value Used to Determine Assessment:	100 %
Tax Bill Number:	1020

TAX PAYMENT INFORMATION

Received Date:	7/1/2013	Deposit Date:	7/1/2013
Tax Amount Paid:	\$35.82	Memo/Deposit ID:	
Penalty Paid:	\$0.00	Payment Type:	Check
Adv. Fee Paid:	\$0.00	Check/MO #:	6000554637
Ret. Ck. Fee Paid:	\$0.00	Batch #:	23
Total Paid:	\$35.82	**PAID IN FULL**	

ATTN:
Charles
800 -
600 -
9/04

1/11
3801
T.T.
6/16

EXECUTOR'S DEED

THIS INDENTURE, made the 18th day of October, 2012,

WNY

between **VIRGINIA VAN VLACK**, #54 Muirfield Court, Poughkeepsie, NY 12603, Executrix of the Last Will and Testament of **PATRICIA HAWKINS-ANDERSON**, late of 152 Route 32 North, New Paltz, NY 12561, who died on the sixth day of August, 2011, Party of the First Part, and

DEAN VAN TASSELL, 455 West 37th Street, Apartment 410, New York, NY 10018, Party of the Second Part;

WITNESSETH, that the parties of the first part, **VIRGINIA VAN VLACK**, to whom letters testamentary was issued by the Surrogate's Court, Ulster County, New York on January 25, 2012, and by virtue of the power and authority given in the last will and testament of **PATRICIA HAWKINS-ANDERSON**, dated July 21, 2009, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of ONE HUNDRED FIFTY-THREE THOUSAND SEVEN HUNDRED and 00/100 Dollars (\$153,700.00) lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever;

SEE SCHEDULE A ATTACHED

Being a portion of the same premises conveyed by Richard Schwab to Rudolf P. Rehfeld and Marion Rehfeld, his wife, by deed dated November 11, 1955, and recorded in the Ulster County Clerk's Office on November 14, 1955 in Liber 948 of Deeds at page 515.

Being the same premises described in a deed from Rudolf P. Rehfeld and Marion Rehfeld to John B. Anderson and Patricia Hawkins-Anderson dated July 23, 1974 and recorded in the Ulster County Clerk's Office on July 23, 1974 in Liber 1321 of Deeds at page 893.

The aforesaid John B. Anderson died a resident of Ulster County on December 4, 1988, leaving title vested solely in Patricia Hawkins-Anderson, the Grantor named herein, as surviving tenant by the entireties.

The aforesaid **PATRICIA HAWKINS-ANDERSON** died testate on August 6, 2011 a resident of Ulster County, New York, the Last Will and Testament of said Patricia Hawkins-Anderson was duly admitted to probate on January 25, 2012 in the State of New York, Surrogate's Court, Ulster County. Letters Testamentary were issued to the above named Virginia Van Vlack on January 25, 2012.

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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

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.

CHECKED DC
ENTERED W
MARK/OFF _____

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 costs 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.

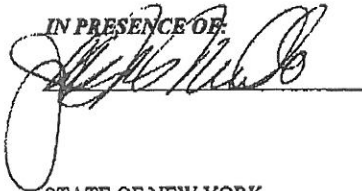
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

Estate of Patricia Hawkins-Anderson

By Virginia Van Vlack executrix
Virginia Van Vlack, Executrix

IN PRESENCE OF:

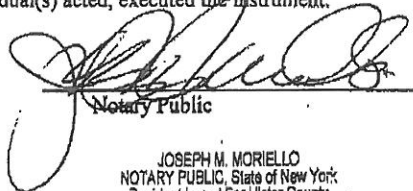


STATE OF NEW YORK

)
) ss.:
)

COUNTY OF DUTCHES

On the 18th day of October, in the year 2012, before me, the undersigned, personally appeared VIRGINIA VAN VLACK, Executrix of the Estate of Patricia Hawkins-Anderson, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that she executed the same in her capacity(ies), and that by her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public

JOSEPH M. MORIELLO
NOTARY PUBLIC, State of New York
Resident In and For Ulster County
Commission Expires March 30, 2014

21,749
HUDSON VALLEY ABSTRACT
COMPANY, INCORPORATED
Seven Innis Avenue, PO Box 220
New Paltz, NY 12561
Telephone: 845-255-0007

R.I.R.
J. Joseph Morrissey, III, Esq.
22 N. Frankish, Suite 201
New Paltz, N.Y. 12561

SCHEDULE A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE VILLAGE AND TOWN OF NEW PALTZ, COUNTY OF ULSTER, STATE OF NEW YORK, BEING DESCRIBED AS FOLLOWS:

Beginning at a found round concrete monument in the Easterly line of Route 32 North, said point also being the Northwesterly most corner of lands now or formerly Findlay, Liber 5014, Page 264, said point also being located North $30^{\circ}29'17''$ East 101.34' from found $\frac{1}{2}$ " iron rod;

Thence along the Easterly line of said Route 32 North, North Thirty-Four Degrees, Nineteen Minutes, Fifteen Seconds East Two Hundred and Forty-Nine Hundredths Feet ($N 34^{\circ}19'15'' E 200.49'$) to a found concrete highway monument;

Thence along the Southerly line of Sunset Ridge Road, South Sixty-Eight Degrees, Thirty-Six Minutes, Thirty-One Seconds East Two Hundred Fifty Feet ($S 68^{\circ}36'31'' E 250.00'$);

Thence along lands now or formerly Atkins, Liber 4004, Page 123, South Thirty-Four Degrees, One Minute, Ten Seconds West Two Hundred Sixty-Five Feet ($S 34^{\circ}01'10'' W 265.00'$) passing through a $\frac{1}{2}$ " iron rod set on line at 12.5' to a $\frac{1}{2}$ " iron rod set flush with the ground;

Thence along lands now or formerly Findlay, Liber 5014, Page 264, the following two (2) courses and distances:

1. North Forty-Two Degrees, Twelve Minutes, Twenty-Four Seconds West One Hundred Thirty-Eight and Thirty-Eight Hundredths Feet ($N 42^{\circ}12'24'' W 138.38'$) to a $\frac{1}{2}$ " iron rod set;
2. North Sixty-Seven Degrees, Forty-Six Minutes, Eleven Seconds West One Hundred Twelve and Ninety-Nine Hundredths Feet ($N 67^{\circ}46'11'' W 112.99'$) to the point or place of beginning and containing 1.229 Acres of land more or less, as surveyed by Margaret M. Hillriegel, L.S.

Memo

January 22, 2014

From: Stacy Delarede, Building Inspector

To: Susan Zimet, Supervisor

Re: Request for Annexation of 152 Rte. 32 into the Village

S-B-L 78.20-4-7

Dear Susan,

As requested, I have reviewed the request for annexation of 152 Route 32 N into the Village of New Paltz.

The land discussed in the petition for annexation is actually one single lot as described by deed. The Town/Village municipal line runs almost evenly through the center of the lot. Due to the split within the two municipalities, this single parcel has two separate Section Block and Lot numbers, which would give one the assumption that there are two separate parcels.

This single lot carries with it two separate Zoning Districts. One zoning district within the Town and one zoning district within the Village. The total acreage is approximately 1.22.

The existing Village portion of the lot is located on the corner of Route 32 North (east side) and Sunset Ridge Road. The Town portion of the lot is located behind the village portion of the lot and has road frontage on Sunset Ridge Road but is accessed from Route 32 North (see attached tax map and survey). The Town side is zoned R-1 (residential 1 acre). This portion consists of .67 acres (29,185 s/f). There is a single family residence of approximately 1135 square feet, one bedroom, 1 bath, a detached garage and a private well and septic. The assessed value of the town portion of the lot as of this writing is \$205,300.00. There is no development within the Village portion of the lot and the assessed value is \$7,300.00 (see petitioners exhibit B).

Some of the considerations in determining whether a property should be annexed to, or from, a municipality is the impact the annexation would or could have on the surrounding properties. I have attached a copy of the tax map outlining the petitioned parcel and showing the uses of all of the surrounding parcels. Also, due to the nature of the municipal line, the board should consider whether this action would set precedent for other properties that have the same configuration (which is taking the municipal line and re-directing it to follow the parcel lines).

The uses within the adjacent lots to both the Town and Village lot are residential, single family dwellings with the exception of The Church of the Nazarine and BOCES which is on the west side of Route 32 N. The former Christ the King Church is currently permitted to and under construction to become a Single Family Dwelling.

The following is a synopsis of the Village zoning for the R-2 district;

Allowed principle uses within this district are One and Two family detached dwellings, nursery schools, cultural facilities, non-profit or recreational use. Permitted accessory uses are Home occupations, home gardening but not keeping or raising of fowl or farm animals, other uses customarily incident to principal permitted uses and on the same lot. Special permit uses are Houses of worship and related residences, educational use, townhouse, multifamily dwellings, family-type home for adults, bed and breakfast facility, essential services, senior citizen development, nursing homes, hostel, agency boarding home, accessory use customarily incident to permitted uses but not on same lot.

The minimum lot size requirement is as follows; Residential uses: 7,260 square feet per dwelling unit containing a maximum of three bedrooms, plus 2,420 square feet for each additional bedroom per dwelling. Senior citizen development: 3,630 square feet per dwelling.

The minimum lot width requirement is 50 feet for all uses. The maximum height is 2 ½ stories or 30 feet for all permitted uses. The maximum lot coverage is 30% for all uses. The minimum yard dimension is for Front yards, 25 feet for permitted uses, Rear yards 25 feet for one and two family dwellings. Other permitted uses: 25 feet except where abutting a residence or residential district, then the Planning Board may require up to 50 feet of additional rear yard to provide adequate buffers and safeguards as to protect adjacent uses from nuisance characteristics. Side yards: 12.5 feet for one and two family dwellings, Other permitted uses: 12.5 feet per side except if abutting a residence or residential district, then the Planning Board may require up to 12.5 feet of additional space for each yard to protect adjacent uses from nuisance characteristics.

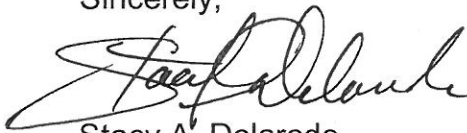
As the petitioner has stated that the parcel is "adjacent to" a newly rezoned Village District, I have spoken with Building Inspector Mark Jaffey of the Village inquiring

about the "newly rezoned" district. Inspector Jaffey has stated that the former B-3 district is now the North Chestnut Gateway District. Inspector Jaffey did not indicate that any changes have been made to the district other than the name. Nor did he indicate that there are any planned. The petitioner has not stated his intentions for the property should the property become annexed to the Village, however, there are many possible scenarios for development that may be inconsistent or not compatible with the Town's current zoning district.

As I am not a planner per se, I recommend that the Town Board refer this proposal to the Planning Board for comment as well as Curt Lavalla who is currently working on the Town/Village comprehensive plan.

Should you have any additional questions, please feel free to ask.

Sincerely,

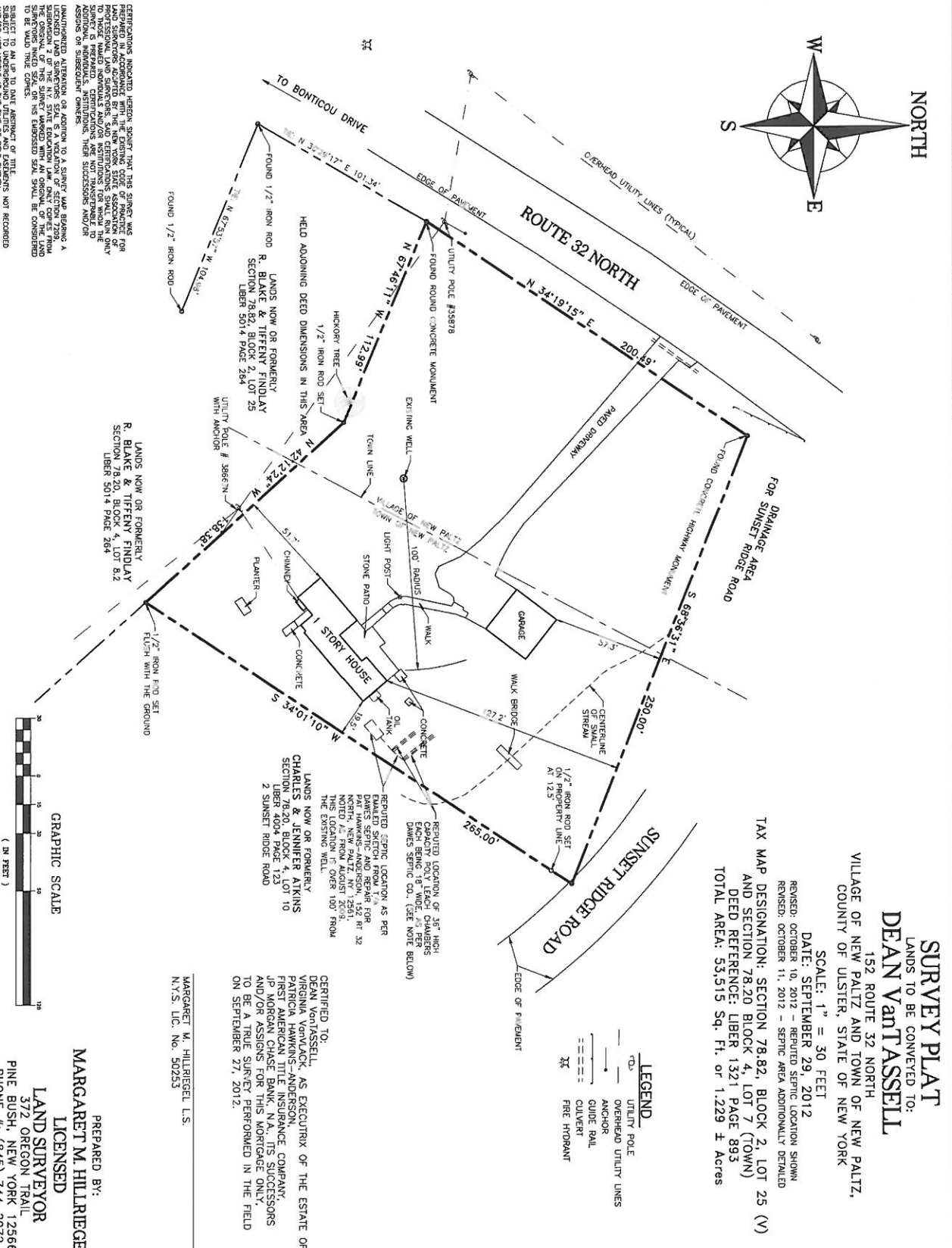
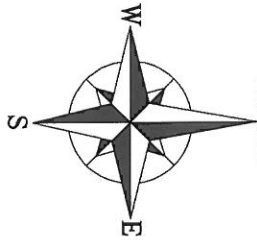
A handwritten signature in black ink, appearing to read "Stacy A. Delarede". The signature is fluid and cursive, with a large initial "S" and "D".

Stacy A. Delarede

Building Inspector

Exhibit A

NORTH



SURVEY PLAT

LANDS TO BE CONVEYED TO:
DEAN VAN TASSELL

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

LEGEND

	UTILITY POLE
	OVERHEAD UTILITY LINES
	ANCHOR
	GUIDE RAIL
	CULVERT
	FIRE HYDRANT

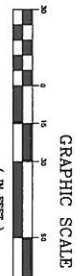
REPORTED SEPTIC LOCATION AS PER FOUND SEPTIC TANK FROM PAT HAWKINS-ANDERSON, 192 RT. 32 DARTS SEPTIC AND REPAIR FOR PAT HAWKINS-ANDERSON, 192 RT. 32 NOTED AS FROM ALMOST 2008. THIS LOCATION IS OVER 100' FROM THE EXISTING WELL.

CERTIFIED TO:
DEAN VAN TASSELL, AS EXECUTRIX OF THE ESTATE OF VIRGINIA 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

PREPARED BY:
MARGARET M. HILLRIEGEL

LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072



PERFORMANCES INDICATED HEREON SHALL BE SUBJECT TO THE STANDARD CONDITIONS OF SURVEYING AND TO THE STANDARD CONDITIONS OF THE PROFESSION OF SURVEYING AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL SURVEYORS. THESE CONDITIONS ARE NOT TRANSFERABLE TO ANY OTHER SURVEYING PROJECTS AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY OR AS A WARRANTY OF TITLE. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208 OF THE ORIGINAL OF THIS SURVEY, WHICH WITH AN ORIGINAL OF THE LAND TO BE SURVEYED, HAS EXCEEDED SEAL SHALL BE CONSIDERED SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE AND/OR NOT VALID IN THE TIME OF FIELD SURVEY.

Parcel Information		Parcel Land Size		File Maintenance Info	
Curr Owner: Van Tassell Dean	Acct #: 100499.000	Front: 130.00	Acres: 0.67	Created: 01/02/2004	
Location: 152 Rte 32 N New Paltz, NY 12561	School Cd: 513801 NEW PALTZ CEN	Depth: 210.00	Sq Ft: 0	Modified: 08/29/2013 11:09 AM	
	Roll Sect: 1 Taxable RS/S:	Grid Coordinates		By: pmasterson	
	Prop Class: 210 1 Family Res	East: 606454	North: 1066398	Folder: Building Permit	

Site Characteristics		DC Entry Type: 1 Inter inspec		Economic Obs: 0	
Site No: 1	Nbhd Cd: 9	Site Desire: 2 Typical	Zoning Cd: R1 Residential	Data Mailer: No	
Site Type: R Residential	Sewer Type: 2 Private	Nbhd Type: 1 Rural		Last Phy Insp: 01/16/2013	
Prop Class: 210 1 Family Res	Water Supply: 2 Private	Nbhd Rating: 2 Average		Reappraisal: 01/16/2013	
Route No:	Utilities: 3 Electric	Road Type: 3 Improved			

Residential Building Information		Area in Sq. Ft.	
Bldg Style: 01 Ranch	Fuel Type: 4 Oil	1st Story: 1,135	Fin Bsmnt: 0
No. Stories: 1.0	Central Air: Yes	2nd Story: 0	Unfin 1/2: 0
Ext Wall Mtrl: 04 Composition	Bsmt Type: 2 Crawl	Addl Story: 0	Unfin 3/4: 0
Act Yr Blt: 1955	Bsmt Gar Cap: 0	1/2 Story: 0	Unfin Rm: 0
Eff Yr Blt:	Overall Cond: 3 Normal	3/4 Story: 0	Unfin Ovr Gar: 0
Yr Remodel:	Ext Cond: 3 Normal	Over Garage: 0	SFLA: 1,135
No. Kitchen: 1	Int Cond: 3 Normal	Fin Attic: 0	Fin Rec Rm: 0
Kitchen Qual: 3 Normal	Constr Grade: C Average		

Land Breakdowns		Land Breakdowns	
Land Type: 01 Primary	Front: 0.00	Depth: 0.00	Acres: 0.67
	Soil Rating: 0	Sq Ft: 0	
	Wtrfrt Type:	Depth Factor: 0	Infl Pct: 0
		Infl Cd 1: 0	Infl Cd 2: 0
		Infl Cd 3: 0	
		Land Value: 89571	Unit Price Code: 133688.060

Additional Improvements		Additional Improvements	
Structure Code: RG4 Garage, 1 Story Detached	Measure Code: Dimension	Overall Grd Cond: C Norm	Act Yr Built: 1970
LP8 Patio, Flagstone in Conc. B	Dim1: 26.00	Eff Yr: 1970	Yr Built: 1970
	Dim2: 26.00	Pct Built: 100	Pct Obs: 100
	Dim3: .00	Qty: 1.00	Gd Life: 0
	Dim4: .00		Life: 0
	Dim5: .00		Life: 0
	Dim6: .00		Life: 0
	Dim7: .00		Life: 0
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	Dim95: .00		Life: 0
	Dim96: .00		Life: 0
	Dim97: .00		Life: 0
	Dim98: .00		Life: 0
	Dim99: .00		Life: 0
	Dim100: .00		Life: 0

Parcel Information
 Curr Owner: Van Tassell Dean
 Location: 152 Rte 32 N
 New Paltz, NY 12561

Acct #: 100499.000
 School Cd: 513801 NEW PALTZ CEN
 Roll Sect: 1 Taxable RS/S:
 Prop Class: 210 1 Family Res

Parcel Land Size
 Front: 130.00 Acres: 0.67
 Depth: 210.00 Sq Ft: 0
 Grid Coordinates
 East: 606454 North: 1066398

File Maintenance/Sales Info
 Created: 01/02/2004 Book:
 Modified: 08/29/2013 11:09 AM
 By: pmasterson Page:
 Folder: Building Permit

Property Description
 Owner Cd: Alloc Factor: 0.0000
 Cons School: 513899 GARDINER LIBRAR Land Com Yr/Cd:
 Ag District: 0
 Easmt Cd: SSI: 0

Tax Code:
 Desc 1:
 Desc 2:
 Desc 3:
 Desc Print Cd: P

Mfg No:
 Bank Cd: 30614
 Arrears: 0

Assessment Data

Curr Land AV:	89,600	Orig Value Type:	Prior Land AV:	89,600
Curr Total AV:	205,300	Rev Value Type:	Prior Total AV:	205,300
Reval Land:	89,600	Residential Pct:	Relieves:	
Reval Total:	232,300	Uniform Pct:	School:	0.00
Disclos Total:		Full Mkt Value:	Village:	0.00

Taxable Values
 County: 205,300
 Muni: 205,300
 School: 205,300
 Village: 171,400
 Star Sch:

AR Information
 Equal Inc: 205,300
 Equal Dec: 205,300
 Phys Inc: 205,300
 Phys Dec:
 Split Merge:

Name
 Street No./Prefix Dir/Street Name/Suffix/Post Dir
 Van Tassell, Dean
 152 Rte 32 N

Attention To/In Care Of
 Unit Name Unit No. P.O. Box City
 New Paltz NY 12561

Additional Address
 St Zip Code Country Bar Cd Owner Type
 NY 12561 Primary

Bank Code
 Bank Name
 Street No./Prefix Dir/Street Name/Suffix/Post Dir
 30614 CHASE MANHATTAN

Secondary Name
 Unit Name Unit No. P.O. Box City
 MONROE

Phone Nbr
 St Zip Code Country Bar Cd
 () - LA 00

Exemptions

Code	Description	Amount	Pct	Init Yr	Term Yr	Vlg	Own Pct	Tax Code	County Amt	Town Amt	School Amt	Village Amt	Unit No.
41854	STAR B	33,900	0	2013		No	0		0	0	33,900	0	0

Special Districts

Code	Name	Primary Units	Secondary Units	Pct	Type	Value	Move Tax / Credit
FD101	New Paltz fire	0.00	0.00	0.00		0	0.00
WD101	New Paltz water #1	0.00	0.00	0.00		0	0.00

Building Permits

Permit No.	Permit date	Permit Use	Pct Complete	Activity Code
776	11/27/1964	addition on single family residence	100	A Active

NEW YORK STATE DEPARTMENT OF TAXATION AND FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES
PROPERTY RECORD CARD

Site Info. SWIS/SBL 513889 07802000040070000000 Card No. 1 of 1
 Site No. 1 Property Class 210
 Route No. Val Dist. 0
 Nbrhd. Code: 9
 Sewer Type: 1=None 2=Private 3=Comm/Public
 Water Supply: 1=None 2=Private 3=Comm/Public
 Utilities: 1=No Public 2=Gas 4=Gas and Electric
 Site Desirability: 1=Inferior 2=Typical 3=Superior
 Nbrhd Type: 1=Rural 2=Suburban 3=Urban 4=Commercial
 Nbrhd Rating: 1=Below Avg. 2=Average 3=Above Avg.
 Road Type: 1=None 2=Unimproved 3=Improved 4=Right-of-Way
 DC Entry Type: 1=Inter Inspec 2=Inter Refuse 3=Total Refusal 4=Est 5=No Entry
 Zoning Code: R1

SWIS 513889 TAX MAP No. 78.20-4-7

OWNER Van Tassell Dean

LOCATION 152 Rte 32 N New Paltz 12561

PROP CLASS 210 SCHOOL DIST 513801

SALE PRICE \$153,700.00 SALE DATE 10/18/2012

Audit Control Section

Collector	Date(mmddyy)	Time	Activity	Source
/ /	/ /	:		
/ /	/ /	:		

Audit Control Codes

Source
 1=Owner
 2=Relative
 3=Tenant
 4=Other
 5=NOAH
 6=Assess. Data

Sales Information Codes

Sales Type
 1=Land Only
 2=Bldg. Only
 3=Land and Bldg
 4=Right-of-Way

Valuation Useable

0=No
 1=Yes

Reappraisal Cycle Section

Date of Last Phy Insp. Date of Reappraisal 1/16/2013

Sale Date	Sales Information Section	
	Sale Price	Valuation Useable
2012-10-18	\$153,700.00	3
		0

Land Breakdown Section

Land Type
 01=Primary
 02=Secondary
 03=Undeveloped
 04=Residual

09=Muck
 10=Waterfront
 11=Orchard
 12=Rear
 13=Vineyard
 14=Wetland
 15=Leased Land

Land Type	Front Feet	Depth	Acres	Square Feet	Soil Rating	Water Type	Depth Factor	Infl %	Infl Cdd1	Infl Cdd2	Infl Cdd3
01	0.00	0.00	.67	0			0	0			

Soil Rating

P Poor : (05) 01-10
 N Normal : (06) 01-10
 G Good : (07) 01-04

(09) 01-04
 (11) 01-10
 (13) 01-10

Waterfront Type:

1=Pond 2=River 3=Lake 4=Canal 5=Ocean 6=Bay

Influence Code
 1=Topog
 2=Location
 3=Shape
 4=Restricted Use
 5=View
 6=Wetness
 7=Environmental
 8=Other

Signature below does not mean contents verified, only that data was collected in your presence.

SIGNATURE _____

Residential Building Section

Building Style
 01=Ranch 07=Mansion 13=Bungalow
 02=Raised Ranch 08=Old Style 14=Other
 03=Split Level 09=Cottage 15=Town House
 04=Cape Cod 10=Row 16=A-Frame
 05=Colonial 11=Log Home 17=Manf. Housing
 06=Contemporary 12=Duplex

No. of Stories 01
 1.0
Ext. Wall Mat.
 01=Wood 04=Composition 07=Stone
 02=Brick 05=Concrete 08=Synthetic
 03=Aluminum/Vinyl 06=Stucco

Actual Yr. Built 1955
Effective Yr. Built 0
Yr. Remodeled 0

No. Kitchens 1
Kitchen Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Full Baths 1
Bath Qual: 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

No. Bedrooms 1
No. Rooms 0

No. Fireplaces 1 **Firpl Type** 1=Masonry 2=Zero Clearance
 1=No. Central 3=Hot Water/Stream
 2=Hot Air 4=Electric

Fuel Type 1=None 3=Elec. 5=Wood 7=Coal 9=Pro
 2=Gas 4=Oil 6=Solar 8=Geo

Central Air Blank=No 1=Yes

Basement Type 1=Pier/Slab 2=Crawl 3=Partial 4=Full

Basement Garage Capacity
Overall Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Exterior Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Interior Cond 1=Poor 2=Fair 3=Normal 4=Good 5=Excellent

Constr. Grade A=Excellent C=Average E=Min B=Good D=Economy

Grade Adjust Pct:
Pct Good: 0 **Func OBS Pct.** 0

Residential Building Area Section

First Story 1135

Second Story: 0

Addl Story: 0

Half Story: 0

Three Qtr Story: 0

Fin Over Garage: 0

Fin Attic: 0

Fin Basement: 0

Unfin Half Story: 0

Unfin 3 Qtr Story: 0

Unfin Room: 0

Unfin Over Garage 0

SFLA: 1135

Fin Rec Room: 0

MEAS. CODE:	CONST. GRADE	CONDITION
1=Quantity	A=Excellent	1=Poor
2=Dimensions	B=Good	2=Fair
3=Square Feet	C=Average	3=Normal
4=Dollars	D=Economy	4=Good
	E=Minimum	5=Excellent

Structure Codes

Garages	Barns	Pools	Miscellaneous	Sheds	Mobile Home	Porch Type
RC1=Carpport RG1=Gar-1.0 att RG2=Gar-1.5 att RG3=Gar-2.0 att	FB1=1.0 Dry FB2=1.5 Dry FB3=2.0 Dry FB4=1.0 Gen FB8=Horse FB5=1.5 Gen FB6=2.0 Gen FB7=Pole	LS1=S/Vnyl LS2=Fibgls LS3=Concrete LS4=Gumite LS5=Abv Gm	GH2=Gmhsse-res TC1=Tennis Court CANOPIES CP5=Roof Only CP6=W/Slab CP7=W/Screen	FC1=Shed FC2=Aluminum FC3=Galvanized FC4=Finshd	MH1=Basement MH2=Roof MH5=Mobile Home MH6=7x12 Room MH7=7x24 Room MH8=Tip-Out Room MH9=Wood Addon	RP1=Open RP2=Cover RP3=Screen RP4=Enclsd RP5=Up Op RP6=Up Cov RP7=Up Scr RP8=Up Enc

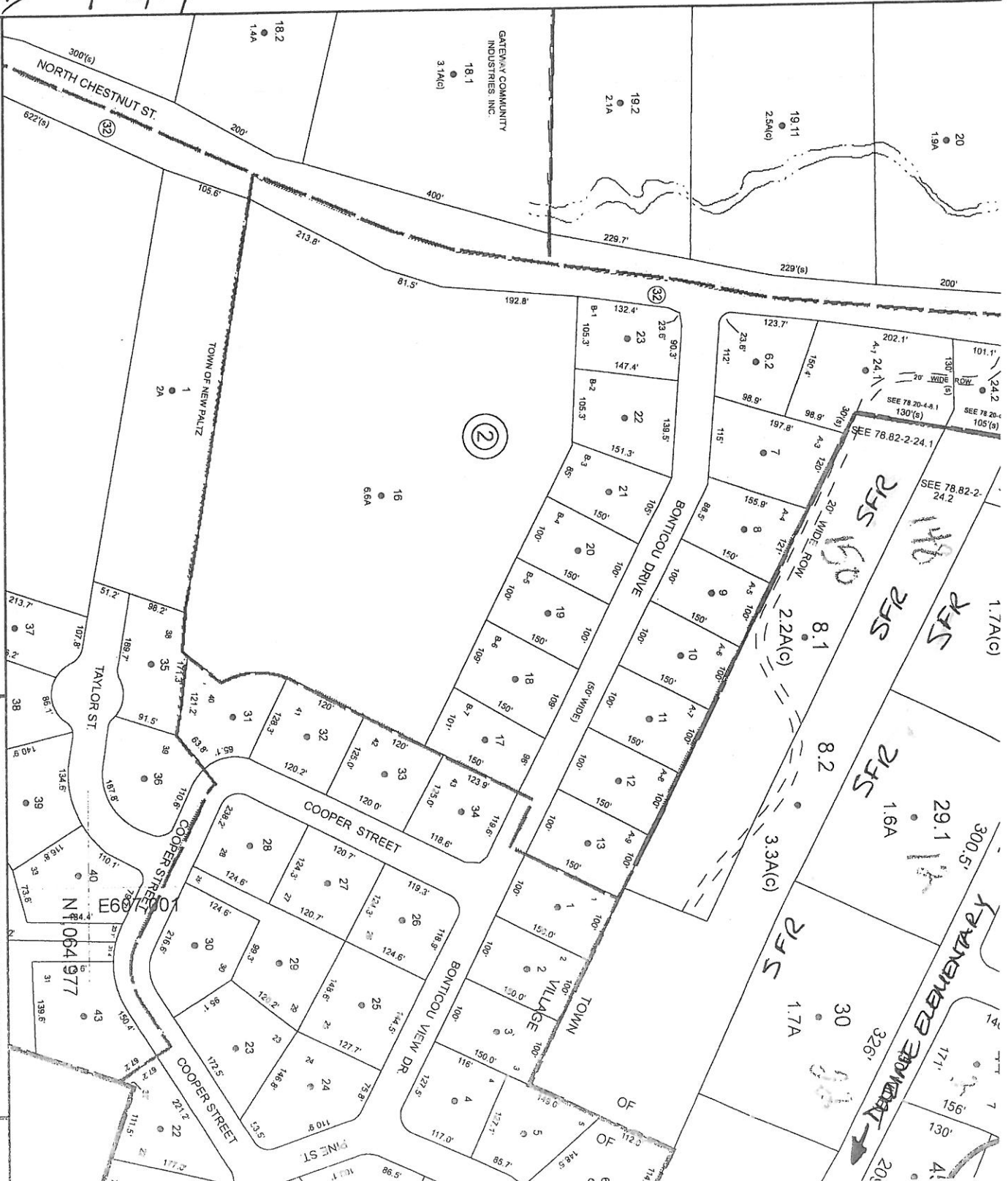
IMPROVEMENT SECTION

Structure Code	MC	Dimension 1	Dimension 2	SQFT (MISC)	COND.			Effective Yr. Built	PCT.
					Quantity	Grade	Actual Yr. Built		
RG4		26.00	26.00	0	C	1970	0	0	
LP8		0	0	360.00	D	1970	0	0	

VILLAGE LOT
TOWN LOT IN PETITION
Neighboring Uses

PREPARED 1/22/14

PREPARED BY
**ULSTER COUNTY REAL PROPERTY
TAX SERVICE AGENCY**
JACK G. REYNOLDS, DIRECTOR
PREPARED FOR



THIS MAP WAS PREPARED FOR TAX ADMINISTRATION PURPOSES ONLY. NOT INTENDED FOR USE IN CONVEYANCE OF LAND. ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO SUCH VARIATIONS AND CORRECTIONS AS MIGHT RESULT FROM A COMPLETE TITLE SEARCH AND/OR ACCURATE FIELD SURVEY.



General Municipal

§ 705. Hearing. 1. Such governing boards shall meet at the time and place specified in such notice or amended and republished notice. The members of the participating boards shall agree on the selection of one of their members to preside at such meeting and in the event no such agreement is reached, he shall be chosen by lot. Such governing boards shall hear any testimony and receive evidence and information which may be presented concerning the petition and the question of whether the annexation is in the over-all public interest, including but not limited to testimony, evidence and information concerning the following:

- a. That a person signing the petition is not qualified therefor, or
- b. With respect to a petition, other than one purporting to be signed by owners of a majority of the assessed valuation of real property, that the persons signing such petition do not constitute twenty per centum of the persons residing within such territory qualified to vote for officers of the city, town or village, as the case may be, in which the territory is situated, or
- c. With respect to a petition, other than one purporting to be signed by at least twenty per centum of persons qualified to vote for local officers, that the persons signing such petition do not represent the owners of a majority in assessed valuation of the real property in such territory assessed upon the last preceding assessment roll of, or utilized by, the local government or governments in which the territory is situated, or
- d. That the petition does not otherwise substantially comply in form or content with the provisions of this article, or
- e. That the proposed annexation is or is not in the over-all public interest (1) of the territory proposed to be annexed, or (2) of the local government or governments to which the territory is proposed to be annexed, or (3) of the remaining area of the local government or governments in which such territory is situated, or (4) of any school district, fire district or other district corporation, public benefit corporation, fire protection district, fire alarm district or town or county improvement district, situated wholly or partly in the territory proposed to be annexed.

2. Objections based on any of the grounds set forth in paragraphs a, b, c or d of subdivision one of this section shall, in addition to the presentation of any oral testimony thereon, be submitted in writing and placed on file with the boards holding such hearing and made a part of the record thereof. Any oral testimony presented at such hearing relating to the grounds set forth in paragraph e of subdivision one of this section shall be reduced to writing and shall be a part of the record of such hearing. The hearing may be adjourned, but must be concluded within ten days after the date fixed in the notice. The cost of providing such record shall be shared by the affected local governments equally or on the basis of any equitable method or formula agreed upon by their governing boards.

3. In the event that the governing board of an affected local government does not participate in such hearing, the governing board or boards of the other affected local government or governments shall have power to conduct such hearing without the participation of such former governing board.