

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

**REGULAR MEETING OF THE CITY COUNCIL
VIA ZOOM CONFERENCE
Wednesday, April 6, 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/87257356475?pwd=YllXSVBVUXk0UmFTb2F1bJBR1Y3UT09>

Or phone: (646) 558-8656 or (301) 715-8592 or (312) 626-6799
Webinar ID: 872 5735 6475
Password: 343973

[The Council will convene via ZOOM CONFERENCE at 5:30 p.m. and it is expected they will adjourn into a teleconference Executive Session at 5:31 p.m. to discuss pending litigation, personnel matters and pending contracts.]

1. Roll Call.
2. Draft unapproved minutes of the Regular Meeting of the City Council held March 16, 2022.
3. Post Ida Storm Update.
4. Westchester Power Update and Renewal.
5. Presentation by The Rye Garden Club regarding the Square House beautification project.
6. Open the public hearing to adopt 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.

7. 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.
8. Consideration of a new Home Rule Resolution to create a new parking district at Mead Place.
9. Residents may be heard on matters for Council consideration that do not appear on the agenda.
10. Resolution authorizing City Manager to enter into a Memorandum of Agreement with Christ Church to allow Rye Recreation to host Kiddy Camp in its facility for the summer of 2022.
11. Resolution authorizing City Manager to enter into a Memorandum of Agreement with the Resurrection School to allow Rye Recreation to host Day Camp in its facility for the summer of 2022.
12. Adoption of the 2022 County property tax rates.
13. Authorize payment of the balance of the 2021/2022 Rye Neck Union Free School District taxes collected by the City to the School District.
14. Resolution to declare certain City equipment as surplus.
15. Playland Parkway Beautification Resolution
16. Resolution supporting the proposed statute that would amend the general municipal law, the civil service law, the retirement and social security law and the public health law in relation to emergency medical services.

CONSENT AGENDA

17. Consideration of a request from the Rye Free Reading Room (RFRR) to use the Village Green for various events such as outdoor Wiggle Giggle, family story times, classical musical concerts, and other common library programs on various days from May 1, 2022 – October 31, 2022. RFRR will coordinate with City staff to ensure there is not interference with maintenance of the Village Green.
18. Consideration of a request by the Rye Chamber of Commerce for the use of City streets for the Annual Sidewalk Sale to be held on Thursday, July 21, 2022 through Saturday, July 23, 2021 from 9:00 a.m. to 5:00 p.m.
19. Old Business/New Business.
20. Adjournment

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The next regular meeting of the City Council will be held on Wednesday, April 20, 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 March 16, 2022, at 6:30
P.M.

PRESENT:

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

ABSENT: NONE

The Council convened at 5:30 P.M. by videoconference pursuant to the NYS Legislature waiving requirements of the Open Meetings Law. Councilman Stacks 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.

Mayor Cohn asked the City Clerk to call the roll; a quorum was present to conduct official City business.

2) Draft unapproved minutes of the Regular Meeting of the City Council held March 2, 2022.

Mayor Cohn asked for any comments on the minutes.

Councilwoman Souza made a motion, seconded by Councilwoman Johnson to approve the minutes of the Regular Meeting of the City Council held March 2, 2022.

3) Post-Ida Storm Update.

Mayor Cohn gave an update. He stated that the administration of Purchase College is open to discussion with the Council of an impoundment on Purchase College property. There is no commitment, but a willingness to discuss.

Greg Usry, City Manager, mentioned the watershed study and said that the key stakeholders had met with four different constituencies. They have been doing site visits to various locations in the area, identifying 24 potential projects. Some of the projects have been studied in the past and some have not. A status update is expected by the next Council meeting.

4) Commissioner Kopy Briefing on Recent Car Accident

Commissioner Mike Kopy spoke on a recent car chase. An officer on patrol observed a vehicle committing traffic violations and initiated a traffic stop. The subject attempted to flee apprehension. The subject lost control of the vehicle, occupied by the driver and five other passengers. Commissioner Kopy reported that the vehicle collided with a building on Purchase Street, which had minimal damage. There were no serious injuries. The subject was apprehended, brought to the station, processed, and charged with a felony related to the number of subjects who were in the vehicle who were potentially subject to very serious injury. The investigation is still pending.

Commissioner Kopy stated that policy is being reviewed as a result of the police department's process of reviewing all policies to ensure they are consistent with today's laws and best practices. Mayor Cohn asked where the suspect is currently after being charged. Commissioner Kopy replied the suspect was arraigned and released for reappearance at a later date. It is not unusual for suspects of lower-level felonies to be released pending court date.

Councilwoman Johnson announced that the kickoff for the Police Advisory Committee will happen on March 30, 2022 at 6:30 via Zoom.

5) Set a public hearing for April 6, 2022, 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.

Mayor Cohn stated there have been numerous complaints about the burden the present rock removal regulations and blasting regulations permit a builder to place on the neighbors of the building site. The purpose of the moratorium is to give the Council time to reconsider regulations and come to an understanding as to whether or not the regulations are appropriate.

Councilwoman Hurd made a motion, seconded by Councilwoman Souza, to set the public hearing for April 6, 2022. The contemplated language of the local law is below:

**CITY OF RYE
LOCAL LAW NO. __ OF 2022**

A Local Law 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.

WHEREAS, in recent years, the City of Rye has experienced an increase in the number of mechanical rock removal and blasting activities related to numerous projects on properties; and

WHEREAS, as a result of this increase, the City Council is becoming increasingly concerned about whether the current regulations in the Rye City Code are adequate to protect the interests of Rye residents; and

WHEREAS, properties that have remained unchanged for many years because they are constrained by topographic features, such as the presence of rock outcroppings, steep slopes, and other environmental features that can now be altered because of new technologies (for example, rock removal techniques and sump and sewer pumps); and

WHEREAS, mechanical rock removal, drilling, boring and blasting can be very disruptive and noxious activities, cause excessive noise, dust and vibrations, and significantly affect the surrounding neighborhood, the environment, and the overall quality of life of its residents;

WHEREAS, the City Council has determined that it is appropriate to review the City's existing mechanical rock removal, drilling, boring and blasting regulations to ensure that there are appropriate mitigation measures in place, that there is an appropriate balance between individual projects and the impacts to the existing neighborhood, and that any adverse environmental impacts are understood and properly addressed; and

WHEREAS, it is the intent of the Council to include rock drilling and boring within the definition of Mechanical Rock Excavation activities as defined in Chapter 133 of the Rye City Code, thereby requiring a permit; and

WHEREAS, the City expects that it may require up to six months to consider the aforementioned issues and prepare any necessary legislative amendments.

NOW, THEREFORE, Be It Enacted by the City Council of the City of Rye as follows:

Section 1. Findings and Purpose

The City Council wishes to review the existing mechanical rock removal, drilling, boring and blasting regulations currently in place. The goals of the City Council include, but are not limited to, protecting sensitive environmental features of property, ensuring that the appropriate mitigation measures are in place to best protect the quality of life of its residents, and that the health, welfare and safety of its residents can be maintained while enabling reasonable and appropriate development.

Section 2. Enactment of Moratorium. Prohibited Actions.

For a period of six months from the effective date of this local law, the City Council hereby declares a moratorium restricting the following action in the City:

- A. Any approval of any new mechanical rock removal, drilling or boring applications shall be limited to a maximum of fifteen (15) calendar days.
- B. If any mechanical rock removal or drilling or boring permit is necessary for utility infrastructure, as defined under Rye City Code Section 133-10(B), such activity shall

- be exempt from this moratorium for a maximum of two (2)–three (3) day periods (a total of 6 days). Such utility applications must be submitted to the City Building Department in accordance with Section 133-10(B). No utility exemptions shall be permitted if there was a permit issued for mechanical rock removal, drilling or boring related to the same property or project after the effective date of this moratorium.
- C. There shall be no review, processing or approval of any mechanical rock removal or drilling or boring permit for a property that is located within a 1,000foot radius of another property that has received a permit for such activities for at least thirty (30) days as counted from the last day of permitted mechanical rock removal, drilling or boring.
 - D. There shall be no review, processing or approval of any blasting permits.

Section3. Appeals/waiver.

- A. 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 said City Council may determine to be necessary and appropriate. In determining the suitability of a waiver under this section, the City Council shall consider the following factors:
 - (1) Hardship to the petitioner, which hardship is substantially greater than any harm to the general public welfare that would result from the granting of the waiver. The property owner shall have the burden of demonstrating to the City Council that a waiver is warranted due to extreme hardship and that such extreme hardship was not the result of an act or omission by the applicant or property owner. Delay in construction plans alone will not be considered extreme hardship. In considering this factor, the City Council may request information regarding alternatives in site planning or construction techniques that the Applicant has considered or whether there are additional long-term plans for the project or site; and
 - (2) The project’s harmony (or lack thereof) with the existing character of the community as a whole and the area of the community in which the property is located; and
 - (3) Whether the application for which the relief is requested is consistent with any recommendations, or conclusions which may be drawn at the time of the public hearing from the aforementioned City Council’s review and study; and
 - (4) Whether the applicant is in compliance with all other City Code requirements with respect to its City’s operations; and5. Whether the application for which the relief is requested is consistent with any proposed regulations, if and as such may exist at the time of the public hearing.
- B. Waiver procedure. Such petition shall be the subject of a public hearing before the City Council. Upon submittal of a written petition to the City Manager’s office by the property owner or applicant seeking a waiver of this moratorium, and supported by such documentation as the applicant deems relevant, the City Council shall, within thirty (30) days of receipt of such petition, conduct a public hearing on said petition upon five (5) days public notification in the official newspaper of the City. The City

Council shall, within ten (10) days of the close of the hearing, render its decision in writing, either granting or denying the petition.

- C. It shall be within the discretion of the City Council to grant, in whole or in part, grant with conditions, or deny, the petition for relief from the terms of this moratorium. In granting a waiver, in whole or in part, the City Council must find that the waiver will not adversely affect the purpose of this Local Law.
- D. If the City Council does grant a waiver, in whole or in part, the Applicant must still submit an application for any necessary permits to the appropriate department, board or commission and proceed through the necessary review process set forth in the Rye City Code.

Section 4. Length of Time. Early Termination or Extension of this Local Law

This moratorium shall be in effect for six (6) months from the effective date. In the event any new Local Law which addresses the substantive issues set forth herein, should be enacted and adopted by the City Council prior to the date that the moratorium imposed by this Local Law expires, then in that event, the moratorium imposed by this Local Law shall expire on the date such new Local Law takes effect in accordance with § 27 of the Municipal Home Rule Law.

In like manner, if more than six (6) months have passed since the implementation of this Local Law, and it shall be determined by a finding of the City Council that an extension of this moratorium is required, then the City Council by resolution, may extend this moratorium for such a period of time as it deems necessary in order to further the purposes of this law up to and including an additional 180 days from the date of the original expiration of this Local Law.

Section 5. Conflicts with State Statutes and Authority to Supersede

- A. To the extent any provisions of this Local Law are in conflict with or are construed as inconsistent with the provisions of New York State Law, this Local Law shall control. The City Council adopts this local law pursuant to authority in the New York State Constitution, Article IX, Section 2; Section 10 of the New York State Municipal Home Rule Law; Section 10 of the Statute of Local Governments; the relevant provisions of the General City Law of the State of New York; and the general police power vested with the City of Rye to promote the health, safety and welfare of all residents and property owners in the City.
- B. During the time that this law is in effect, it shall take precedence over and shall be considered controlling over contrary laws, ordinances and provisions. It is the intent of the City Council, pursuant to its authority under section 10, subdivision 1(ii)(d)(3), and section 22 of the Municipal Home Rule Law, to supersede inconsistent provision of the New York State General City Law and the City of Rye Code.
 - a. In particular, it is the intent of the City Council, pursuant to authority under Sections 10 and 22 of the Municipal Home Rule Law, to supersede inconsistent provisions of the New York State General City Law and the City of Rye City Code relating to the time limits in connection with zoning and planning determinations and with respect to the

jurisdiction and authority of the Board of Appeals with respect to hearing variances or waivers related to this local law.

Section 6. All other sections of Chapter 133 not modified by this Moratorium shall remain in effect and shall apply to any mechanical rock removal, drilling or boring activity permitted during this effective period of this Moratorium.

Section 7. Severability If any part of this Local Law is deemed by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Local Law.

Section 8. Effective Date

This Local Law shall take effect immediately upon filing with the New York Secretary of State.

(The above is a draft that will be considered at the public hearing).

6) Authorization to fund \$240,000 in engineering consulting services for the design of the Forest Avenue Pedestrian Improvement Project.

Mayor Cohn stated the Forest Avenue Pedestrian Improvement Project covers the long-planned walkway along Forest Avenue, which is in substantial part grant-supported. Greg Usry, City Manager, explained the services that would be covered with the funds. At the September 18, 2019 Council Meeting, the Council approved accepting the grant for the Forest Avenue sidewalks. Part of the grant requires a design engineer for the design of the sidewalk. The \$240,000 would take the project from an original scope through bid documents. It is 80% reimbursable through the grant. The work does not obligate the city to finish the sidewalk, but it is required to advance to a bid document. The original resolution in 2019 authorized the expenditure of money, but since it's been 2 1/2 years, it is being brought back to the Council. The resolution would be authorizing the expenditure of \$240,000 from the Cap Ex reserve for the purposes of the planning of the scope included in the agenda package.

Kristen Wilson, Corporation Counsel, amended the resolution to authorize to fund \$240,000 to pay Creighton Manning from the cap ex fund balance to pay for engineering consulting services for the design of the Forest Avenue Pedestrian Improvement Project and for the City of Rye to be reimbursed from fund proceeds or other sources of revenue.

Councilwoman Souza made the motion, seconded by Councilman Stacks, and unanimously carried, to adopt the following resolution:

RESOLVED, the City Council hereby authorizes to fund \$240,000 in engineering consulting services of Creighton Manning for the design of the Forest Avenue Pedestrian Improvement Project; and

RESOLVED, that the cost will be paid out of the Capital Expenditures (“cap ex”) reserve fund, and that the City would be reimbursed from grant proceeds or other sources of revenue.

13. Adjourn until April 20, 2022 the public hearing to create a new local law, Chapter 122,“Landscapers and Leaf Blower Regulations” requiring all landscapers to obtain an annual permit in order to operate as a landscaper and restrict the use of leaf blowers.

This item was taken out of order. Councilman Nathan made the motion, seconded by Councilman Henderson and unanimously carried, to adjourn until April 20, 2022 the public hearing to create a new local law, Chapter 122,“Landscapers and Leaf Blower Regulations” requiring all landscapers to obtain an annual permit in order to operate as a landscaper and restrict the use of leaf blowers.

11. Consideration of a request from Rye Sustainability Committee to co-host a Compost Give Back Day on Saturday, April 23, 2022 from 7 am–2 pm at the Rye Town Park parking lot at a cost to the City not to exceed \$1500. Rye residents may collect free compost with their own shovel and container to coincide with spring planting.

This item was taken out of order. Councilwoman Hurd made the motion, seconded by Councilwoman Souza and unanimously carried, to approve a request from Rye Sustainability Committee to co-host a Compost Give Back Day on Saturday, April 23, 2022 from 7 am–2 pm at the Rye Town Park parking lot at a cost to the City not to exceed \$1500.

ROLL CALL

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

12. Resolution expressing the City’s support for Rye Sustainability Committee’s (RSC) campaign seeking to earn credit for the Community Campaigns High-Impact Action under NYSERDA’s Clean Energy Communities Program, specifically Clean Heating and Cooling and Energy Efficiency.

This item was taken out of order. Councilwoman Souza made the motion, seconded by Councilman Henderson and unanimously carried to adopt the following resolution:

WHEREAS, a clean heating and cooling campaign is a short term, local effort administered by the City of Rye Sustainability Committee that brings together residents through outreach and education, and

WHEREAS, this model may help residents choose contractors (accredited and in good standing with NYSERDA) related to clean heating and cooling modification including but not limited to air source heat pumps, ground source water pumps, and energy efficiency assessments,

WHEREAS, residents who sign-up to participate in seminars to learn about cleaner ways to heat and cool their homes, and

WHEREAS, the New York State Energy Research and Development Authority (NYSERDA) and Sustainable Westchester provide technical assistance and other tools and resources to communities in support of clean energy cooling and heating campaigns.

NOW, THEREFORE, BE IT RESOLVED, that the City of Rye supports a clean heating and cooling campaign.

BE IT FURTHER RESOLVED, that the City of Rye stands ready to assist by publicizing through its social media a clean energy heating and cooling campaign.

7) Curbside Food Scrap Recycling Program discussion.

Mayor Cohn stated the Council previously determined that, subject to the County continuing its efforts to better food scrap disposal mechanisms, the city would continue the drop off program as a means of supporting the county in its efforts. Mayor Cohn opened the discussion of curbside to the public.

David Sica, Rye resident and Director of Facilities Operations for WestMed Medical Group, shared that the program started at WestMed a couple of years ago and has reduced trash stream. Compost put into the recycling system has been turned into mulch, purchased, and reused at facilities. Curbside pickup increases convenience and makes the benefits attainable by more residents.

Judy Linton, 36 Intervale Pl, stated her family puts garbage out twice a month instead of twice a week in response to the urgency of climate change. Her family reduces solid waste by recycling and diverting food waste from trash. Curbside makes this possible for her family. Prioritizing food scrap recycling helps children learn to reduce waste. Separating food scraps from other trash lowers waste cost for the city. Curbside allows more Rye residents to participate in food scrap recycling.

Drew Tschetter, 9 Cornell Pl, stated that he is a new resident and appreciates the active sustainability committee and a food scrap recycling program. Continuing curbside pickup program would allow more residents to participate. One study showed separating food scraps and going through composting correctly was highest when food scrap recycling bins were prevalent and labeled in hotel restaurants and buffet rooms. The same conclusion was found in school settings.

Laura Iverson, 647 Milton Road, stated that her family waited on the waitlist for curbside collection of food scraps. They dropped food scraps off weekly prior to being accepted into the curbside collection. She feels the program should be continued and expanded to be available to all residents interested. The FDA estimates one pound of food waster per American per day. This amount is worth addressing to the greatest extent possible and will be most useful if the curbside program is expanded.

Sue Drouin, 57 Morehead Dr., subscribes to curbside collection program. She recommends expansion. The program has increased her family's attention to food production, eating habits and

packaging. Trash collection could be reduced with an increase of food scraps recycling. Incinerators are significant causes of air pollution.

Emily Powers, 23 Coolidge Ave, uses the food scrap recycling program and echoed the importance of the program to the town, families, and teaching children. She believes the town should be a leader in this initiative based upon environmental concerns. She supports expanding the curbside program.

Donna Providente, 105 Hix Ave, shared that energy efficiency webinars will be held at Sustainable Westchester. The sustainability committee has done a lot of research and feels it is important to keep curbside going and expand.

Leslie Ebers, 138 Osborn Rd, shared food scrap recycling was being utilized in Canada at least 12 years ago. Rye should be doing more to allow people to use the program. Bringing biodegradable bags to the center can be difficult. If everyone had curbside at their home, more would be willing and able to use the program.

Mayor Cohn opened the discussion to Councilmembers.

Councilman Nathan stated the program has a lot of support and the Council should look at how it relates to future green waste plan. He supports continuing the current program while reconciling issues. DPW and Sustainability could review what is and is not working and discuss a pathway to future goals.

Councilwoman Johnson personally benefited from the pickup program and is only putting out trash once a week. She asked for input from DPW regarding efficiencies moving forward. Food scrapping requires methodology and forming habits. Losing people from taking away pickup could cause residents to lose their habits. Sustainability acknowledged the program is not perfect with the emissions of trucks taking the food scraps away. She feels it's important to continue teaching people good habits.

Councilwoman Hurd supports the program. The program has improved since the start of the pilot: the county subsidizing the program, a facility opened to divert some food scraps. The goal is to consolidate pickup of food scraps and yard waste. Taking away the curbside program would cause a backslide. The curbside program has 156 participants with a 70% participation rate. It is costing the city about \$34,000 indirect costs of the two salaried DPW employees who are picking up curbside food scraps. Reducing one day of garbage could allow one day of food scrap pickup. There could also be an increased number of drop off points.

Councilwoman Hurd spoke in support of the program. She stated the curbside program has 156 participants with a 70% participation rate, costing the city about \$34,000 in indirect costs. She added that reducing one day of garbage could allow for one day of food scrap pickup.

Councilman Henderson stated there are two sides to the program; drop off and curbside pickup. He said that drop off is sustainable but could be improved while the curbside program

creates a deficit. He added that a paid program should benefit all residents, rather than the 156 participants. He also felt a diesel truck picking up waste may not be benefitting the environment.

Councilman Stacks agreed the program needs to be reimagined. He believes the environment should be a priority, but the expense of curbside is too high. He would like to redirect those resources toward finding ways to create mulch, compost, or better system for comingling food scraps and green waste.

Councilwoman Souza stated the goal should be one day of garbage pickup and one day of compost and yard waste pickup each week. This would take the current system of 4 pickups to 2 pickups. She stated diesel trucks emit 400 times the particulate matter that a car does and with 43% of participants not using it at all, while 59% are barely using it, she cannot support the continuation of the curbside program. However, she supports increasing education and increasing drop off locations.

Mayor Cohn stated the food scrap drop off program is effective. Half of the municipalities in Westchester County have food scrap collection drop off, with only 3 offering curbside. The Council stressed when creating the sustainability committee that the economic leg needed to be there along with the environmental. Presently, the Westchester County Food Scrap Program aggregates food scraps from the participating municipalities and trucks most of its scraps to composting 100 miles away. The trip fails the New York State sponsored environmental cost/benefit analysis that led to the 25-mile transportation limit. Westchester County is seeking closer facilities and is also aware of the problem of imposing another collection route on its municipalities. It is looking to move from food scrap only pick up and processing to combine food scraps into the yard waste cycle as is done in many cities.

Mayor Cohn clarified that trash does not go to a landfill. It is aggregated by the county and trucked to a waste energy incinerator that generates electricity and steam. The incinerator is not perfect, but rates about landfill and ordinary incinerators are just below composting in a common food waste hierarchy.

Mayor Cohn concluded that the current food scrap process is not sustainable. The test has been continued and refined with the concerns of low usage and increased diesel waste. The results show 25% of volunteers dropped out or were thrown out of the program for low participation. On average, of 156 houses on the route, only 110 put out scraps for collection. Of the 110, 11 put out nearly empty bins. The truck is logging the miles, to serve 99 homes. The DPW labor cost dedicated is in excess of \$40,000. The loss of DPW worker time manifests in slower pothole filling, street light maintenance, etc. The work could be accelerated to normal only by paying overtime, which would further increase the cost. The results of the test program are not encouraging enough to expand the program. Focusing on the future, the city can continue to support the county with drop off and work to make drop off easier. City staff can look at realities of a transition to a mixed food scrap and yard waste pickup as well as look at potential improvements in curbside that would be meaningful on an interim basis.

Councilwoman Hurd shared her concern around a pause in the program. She supports substituting a day of trash pickup for a day of food scrap pickup. She proposed asking City

Manager Usry and Superintendent Coyne to evaluate whether one day of garbage could be converted to one day of food scrap recycling.

Councilwoman Souza stated the data is not showing people opting into the program and not following through.

Councilwoman Souza made the motion, seconded by Mayor Cohn, to pause curbside, ask city staff to look at alternatives, multiple drop off facilities, and looking into other options.

Councilwoman Hurd requested a caveat that a timeline of 4-6 weeks be put on it, prioritizing switching a day of garbage to a day of food scraps. Councilwoman Souza countered there are other projects in front of city staff and a timeline wouldn't be fair.

Councilman Nathan stated he doesn't see the value of pausing a program when there is a committee supportive of the program and a DPW analysis. He supports the city looking at how they manage waste in totality. He suggests continuing the program while the committee works with DPW.

Councilwoman Johnson supports asking city staff to look at the program. She stated yard waste is picked up year-round even though there is virtually no yard waste to be picked up in December, January, February, but it is still done. She asked for one day of pickup for organic yard waste, one day for solid waste, one day a week for recyclables, and one day a week for compost.

Councilman Henderson supports emphasizing and improving the drop off program while pausing the pickup program to determine the best way to move forward. He stated that the curbside program is not financially sustainable as is.

Councilwoman Souza made a motion, seconded by Mayor Cohn, to discontinue the curbside pickup food scrap test program beyond the test end date of March 30, 2022, expand drop-off locations, work with County and City staff to examine other ways of combining food scraps with yard waste, and looking for alternatives to improve the food scraps program.

ROLL CALL

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

The motion passes 4-3.

Monty Gerrish, owner of Milton Point Provisions, stated his restaurant used a program that picked up food waste for free and offered to provide that information to the city.

8. Adjourn until April 6, 2022, 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.

Councilman Henderson made the motion, seconded by Councilman Nathan and unanimously carried, to adjourn until April 6, 2022, 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.

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

Kathy Grainger-Hobbins, 75 Oakland Beach Ave, asked if there is a committee studying antiquated zoning laws. She felt blasting, tree removal, flooding, and massive water issues need to be addressed. She suggested comprehensive zoning changes with reasonable development that fit within the character of the town.

Monty Gerrish, Rye resident, discussed sandwich boards. He was disappointed his restaurant was issued a warning for putting up a small chalkboard that stated they are open, which is not permitted in the City Code. He would like to have his “open” sign outside so customers know they are open.

Councilwoman Hurd responded there were complaints about sandwich boards in the area and suggested Mr. Gerrish work with the Chamber of Commerce to come up with a suggestion how to change the law so there is consensus amongst business and restaurant owners in Rye.

10. Consideration to waive through September 1, 2022, certain building permit fees related to repairs for flood damage and certain fees related to flood mitigation projects such as elevating homes, flood proofing a business or building a new home that has been deemed to be substantially damaged by Ida and requires reconstruction compliant with FEMA flood standards.

Councilwoman Souza made the motion, seconded by Councilwoman Johnson and unanimously carried, to waive through September 1, 2022, certain building permit fees related to repairs for flood damage and certain fees related to flood mitigation projects such as elevating homes, flood proofing a business or building a new home that has been deemed to be substantially damaged by Ida and requires reconstruction compliant with FEMA flood standards.

ROLL CALL

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

14. Old Business/New Business.

Councilwoman Hurd shared the Rye Town Park Commission adopted a resolution to institute green lawn care. They are purchasing lawn maintenance machinery, which will parallel the work being done by City of Rye DPW to move toward electric lawn maintenance machines.

15. Adjournment.

There being no further business to discuss, Councilman Henderson made a motion, seconded by Councilwoman Souza and unanimously carried, to adjourn the meeting at 8:19 P.M.

Respectfully submitted,

Carolyn D'Andrea
City Clerk



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 30, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Presentation by Westchester Power.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council hear the presentation.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached.



1

WESTCHESTER POWER CCA

MUNICIPAL PARTICIPATION

Ardsley	Larchmont	North Salem	Rye Brook
Bedford	Lewisboro	Ossining Village	Rye City
Croton-on-Hudson	Mamaroneck Village	Ossining Town	Sleepy Hollow
Dobbs Ferry	Mamaroneck Town	Peekskill	Somers
Greenburgh	Mount Kisco	Pelham Village	Tarrytown
Hastings-on-Hudson	New Castle	Pleasantville	Tuckahoe
Irvington	New Rochelle	Pound Ridge	White Plains
			Yonkers

29

Municipalities

145,000

Residents and
Small Businesses

2

WESTCHESTER IS MAKING A HUGE IMPACT!

	METRIC TONS OF CO ₂ MITIGATED	CARS TAKEN OFF THE ROAD FOR 1 YEAR	TREE SEEDLINGS FOR 10 YEARS
County-wide	1,100,000	293,000	18.2 million
City of Rye	32,000	6,900	529,000



3

RATES / SUPPLY OPTIONS / TERMS

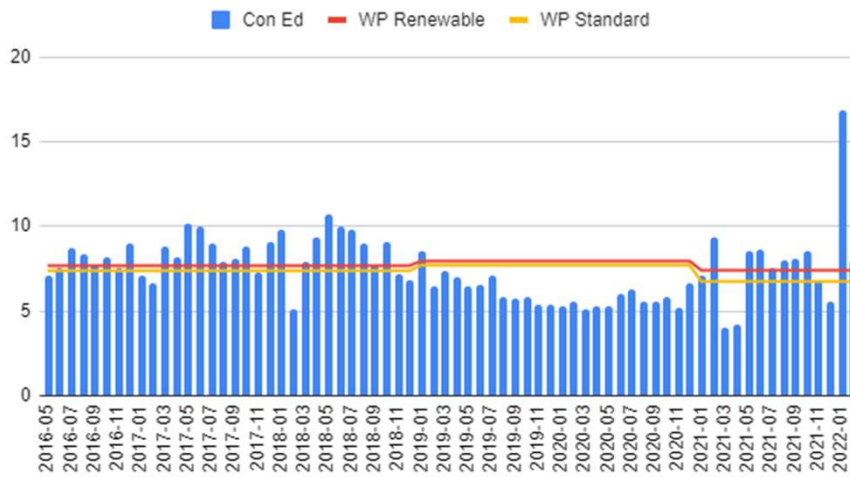
- Current Westchester Power rates residents in Con Ed territory are fixed through June 30, 2022:
 - **100% Renewable Supply = 7.41 cents/kWh**
 - **Standard Supply = 6.75 cents/kWh**
- Since Con Ed rates are variable month to month and we cannot know what they will be in the future, the program cannot guarantee savings
- Remember though Con Ed is “mixed supply” that includes fossil fuels, not 100% renewable energy so comparing the two is a little “apples to oranges”
- Consumer-friendly: opt-out, opt-back in, or switch supplies at any time – fixed rate serves as a cap



4

RATES TO-DATE

Con Ed - Residential



5

RATE COMPARISON TO CON ED

Westchester Power / average cents/kWh

¢/KwH savings (incremental cost)	Current Contract		Since Launch	
	Standard	Renewable	Standard	Renewable
Commercial	1.31¢	0.68¢	(0.65¢)	(0.82¢)
Residential	1.36¢	0.69¢	0.14¢	(0.20¢)

Most cost effective way to benefit from renewable energy at community-scale.



6

2022 – WESTCHESTER POWER 2.0, EVOLUTIONARY IMPERATIVES

Expanding Westchester Power capacity for environmental and economic impact

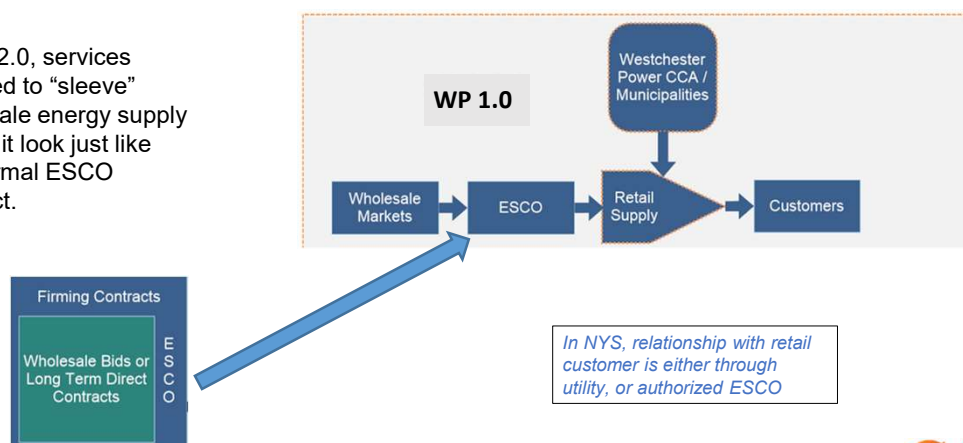
- Increasing the supplier pool for enhanced competition
- Building capacity to support longer term contracts and more flexible supply formats
- Which in turn can lead to opportunities for long term price stability and more renewable construction



7

EXPANDED SUPPLIER OPTIONS

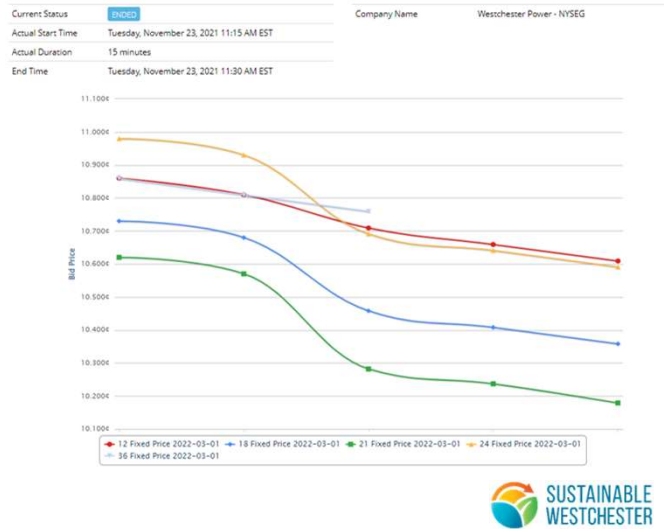
In WP 2.0, services provided to “sleeve” wholesale energy supply makes it look just like our normal ESCO contract.



8

AUCTION DAY – BOTH RETAIL AND WHOLESALE

- We will run traditional full retail ESCO auctions and auction for wholesale energy block on the same day.
- We will then be able to add the known sleeving service cost to the wholesale block and compare to the retail ESCO offers and select the best.



9

RECOMMENDATION: CONTRACT EXTENSION

- Additional time to organize enhanced auction
 - Modified RFP, Sleeving arrangement
 - New retail bidders are also preparing to participate
- Seeking to move beyond current high risk & uncertainty premiums
- DPS approved up to six months (5 looks best now)
 - Market price will be significantly higher than current contract



SUSTAINABLE
WESTCHESTER

10

TIMELINE / NEXT STEPS

Contract Extension (looking for 5 months)

- 3/30 11AM Chief Electeds/Admins mtg to confirm MOU target price
- Early/Mid April: Participation MOU authorized by boards and signed
- **Mid April:** Contract signing (immediately after all MOU's executed)
- **Mid April thru Mid May:** Prep, Opt-out mailing
- **Mid June:** end of opt-out period
- **July 1:** Participants in new extension as of their meter read date

New Contract Auction via Enhanced Format

- **Mid-August:** Participation MOUs signed off
- **Late August:** Auction
- **Early September:** Contract signing (immediately after auction award)
- **Mid September thru Mid October:** Prep, Opt-out mailing
- **Mid November:** end of opt-out period
- **December 1:** Participants in new extension as of their meter read date



11

PRICE TARGET ORIENTATION - MARKET

- Market revisit – natural gas rise accounts for most of what we see
 - Gas futures have doubled, and energy constitutes about half of the electricity price:
 - That doubling alone implies 50% increase to retail -> our Standard price of 6.7 cents from 2020 x 1.5 = 10.05 cents
- Upward pressures likely continue:



12

PRICE TARGET ORIENTATION

REC price has been increasing

- Current contract - 0.6 cents / kWh
- NYSEG and Yonkers - ~1.5 cents / kWh
- Current indicative - 1.7 plus loss factor = 1.82

The screenshot shows the NYSERDA website header with navigation links for Business & Industry, Communities & Governments, Partners & Investors, Researchers & Policymakers, and Residents & Homeowners. Below the header is a 'SUBSCRIBE' button and a search bar. The main content area features a news article titled 'Governor Cuomo Announces Second Competitive Tier 2 Solicitation to Retain New York's Existing Renewable Energy Resources' with a 'View Details' link.



13

PRICE TARGET ORIENTATION – ESCO MARKET

Company	Offer Details	Pricing Details	Offer Type	Renewable Energy Info
<input type="checkbox"/> Inspire Energy Holdings, LLC	Min Term: 6 Month(s)	[View Details] \$0.1399 per kWh \$97.93 per month	Fixed	100% Hydroelectric, Solar, Wind
<input type="checkbox"/> Marathon Energy	Min Term: 12 Month(s) View Cancellation Fee Info	[View Details] \$0.1315 per kWh \$92.05 per month	Fixed	100% Fuel Cells, Hydroelectric, Liquid Biofuel, Solar, Tidal - Ocean, Wind
<input type="checkbox"/> Major Energy Electric Services, LLC	Min Term: 12 Month(s)	[View Details] \$0.1339 per kWh \$93.73 per month	Fixed	100% Hydroelectric, Wind
<input type="checkbox"/> Verde Energy USA New York LLC	Min Term: 12 Month(s)	[View Details] \$0.1349 per kWh \$94.43 per month	Fixed	100% Hydroelectric, Wind

NYS Power To Choose

Service Type:

Min Rate: Max Rate:

Offer Type:

Contract Length:

Cancellation Fee:

Value Added:

Renewable Energy:

100% Renewable:



14

PRICE TARGET ORIENTATION - ESCO MARKET

15

INDICATIVE PRICING

All pricing based on July 1 start	Supply pricing in cents/kWh, energy only (without RECs)							RECs
	Pricing Date	3 Mo	5 Mo	12 Mo	18 Mo	24 Mo	36 Mo	
CNE - Resi+Coml	1/19			9.23	9.07	9.25	9.45	1.50
CNE - Resi+Coml	1/28	8.42	8.32	9.72	9.48	9.63	9.78	1.50
CNE - Resi+Coml	2/11	8.50	8.46	9.96	9.67	9.76	9.87	1.50
CNE - Resi+Coml	3/11	9.10	9.21	11.02	10.59	10.67	10.66	1.50
CNE - Resi+Coml	3/23	9.82	9.94	11.73	11.20	11.23	11.18	1.82
* Calpine (Resi)	3/18		9.01	10.73	10.13	10.59		
Calpine (Resi)	3/25		9.27	11.09	10.37	10.67		

Summary - 100% renewable, current indicative level (supply + RECs)							
July 1 Pricing Date	3 Mo	5 Mo	12 Mo	18 Mo	24 Mo	36 Mo	
CNE, Renewable, ¢/kWh	3/23	11.65	11.76	13.55	13.02	13.06	13.00
Calpine, Renewable, ¢/kWh	3/25		11.09	12.91	12.19	12.49	N/A

* Calpine indicatives are not executable



16

MOU COMPLIANT PRICE (NOT-TO-EXCEED)

Price-Not-To-Exceed: **12.5 cents per kWh**

- Margin compatible with range of movement (0.73 cents) we have seen in past weeks
- Experience with similar rapid upward pricing movements in the 2021 NYSEG contracting process informs re the potential downside of not leaving some buffer
 - ◆ Not possible to reset targets and stay on schedule
 - ◆ Communications challenges due to lack of gap between utility “switch letters” and new opt-out notice
 - ◆ Some unhappiness / sense of being abandoned felt as program dropped out just when rates were high and unpredictable

At stake:

- **Value features of WP rates**
 - WP Rates as rate cap / insurance
 - Participants can change supply (Standard/Renewable)
- Continuity of access to **stable rate options, REC supply**



17

Your action can help your community
build a clean energy future!



Questions?

Sustainable Westchester General
info@sustainablewestchester.org

Westchester Power
westchesterpower@sustainablewestchester.org

Call us at 914-242-4725



18

AGREEMENT TO EXTEND COMPETITIVE ELECTRIC SERVICE AGREEMENT

THIS EXTENSION ("Extension") is entered into on _____, 2022 by and between _____ ("Municipality"), Sustainable Westchester, Inc. ("Sustainable Westchester"), and Constellation NewEnergy, Inc. ("Competitive Supplier").

WITNESSETH:

WHEREAS, Municipality, Sustainable Westchester, and Competitive Supplier are parties to the Competitive Electric Service Agreement dated _____, 20__, to supply energy to Participating Customers from their first meter reads after December 31, 2020 until their first meter reads after June 30, 2022 (the "2021 ESA");

WHEREAS, The 2021 ESA is scheduled to terminate after each Participating Customer's first meter reads after June 30, 2022.

WHEREAS, Municipality, Sustainable Westchester and Competitive Supplier have agreed to extend the 2021 ESA, with amendments, pursuant to Section 4.4 of the 2021 ESA on the terms set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Municipality and the Competitive Supplier agree as follows:

1. Effective July 1, 2022, Exhibit A Part 1 and Exhibit A Part 2 (collectively, "Prices and Terms") of the 2021 ESA are hereby deleted in their entirety and replaced with the Exhibit A attached hereto. Nothing in this agreement shall be understood to terminate the 2021 ESA before its current termination date.
2. All capitalized terms used but not defined herein shall have the meaning ascribed to them in the ESA.
3. This Extension shall be binding upon execution by the Parties, to be determined by the later date, if the parties execute on different dates, provided, however, that Competitive Supplier's obligation to provide Firm Full Requirements Power Supply on the terms set forth herein shall commence as set forth in Section 1.
4. For the purpose of this Extension, the term "Eligible Customers" shall mean "Residential and small commercial consumers of electricity who have been served by the program under the 2021 ESA and have not opted-out. For the avoidance of doubt, all Eligible Consumers must reside or be otherwise located at one or more locations within the geographic boundaries of the Municipality, as such boundaries exist on the Effective Date

of this ESA.”

5. Consistent with the requirements of any applicable Governmental Rules, Competitive Supplier shall notify such Eligible Consumer (i) of the date on which such Eligible Consumer will be automatically re-enrolled in the Program, and (ii) that the Competitive Supplier will be providing Firm Full-Requirements Power Supply to such Eligible Consumer as of the same date, subject to the opt-out provisions of the PSC Orders, Local Law, and the Program (“Opt-Out Notice”). The Opt-Out Notice shall be mailed to each such Eligible Consumer prior to the date of automatic enrollment and shall: (i) prominently state all charges to be assessed by the Competitive Supplier; (ii) at a minimum, provide a summary of the prices and terms included in Exhibit A; (iii) state how such Eligible Consumer may opt-out of the Program prior to enrollment and remain on Default Service from the Distribution Utility; and (iv) state how all Participating Consumers, subsequent to enrollment, will also have the right to opt-out at any time and return to Default Service or choose a new Competitive Supplier without paying a fee or penalty to Competitive Supplier. All such notices must be approved in advance by the Municipality.

In providing the notifications set forth in this Section, and in otherwise conducting the activities in Article 3.4 of the 2021 ESA, the Competitive Supplier must rely upon information provided to it by the Distribution Utility for the purpose of performing its obligations. Competitive Supplier will not be responsible for any errors in connection with notification of Eligible Consumers only to the extent both that: 1) such errors are caused by errors or omissions in the information provided to it by the Distribution Utility; and 2) it was reasonable for the Competitive Supplier to rely upon that provided information. The Municipality shall not be responsible for any such errors by the Competitive Supplier in any event.

6. The following section shall be added as Article 20:

ARTICLE 20 AUCTION SERVICE FEE

20.1 AUCTION SERVICE FEE

Competitive Supplier shall continue to pay the auction service company, Transparent Energy (“Auction Service Company”), \$0.0001 for each kWh delivered, invoiced and paid for by Participating Customers during the Term (“Auction Service Fee”). The Parties agree that Competitive Supplier will remit the Auction Service Fee to the Program Manager for the duration of this ESA. This provision shall be binding upon the Parties and all permitted assigns and other successors-in-interest of the Parties.

Payment to the Auction Service Company shall be made monthly by ACH to the account indicated by the Auction Service Company, provided that Competitive Supplier has received payment with respect to the electricity used by the Participating Customers. The Auction Service Fee shall be paid by the last business day of the month based on revenue collected by Competitive Supplier with respect to each Participating Customer during the calendar month prior. For example, for full payments received from Participating Customers in

January the Auction Service Fee associated with those payments will be paid by the end of March. If Competitive Supplier has paid a past Auction Service Fee in error (or the payment was based on information subsequently determined invalid), it may deduct from or add to future payments due to the Auction Service Company and provide a sufficiently detailed explanation of the error.

7. This Extension shall bind the Parties and their successors and assigns. This Extension, including the Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof.
8. This Amendment contains the entire understanding of the Parties with respect to any changes contained herein. All other provisions of the ESA remain in full force and effect. Any conflict between this Amendment and the ESA will be resolved in favor of this Amendment.
9. This Amendment may be executed in counterparts without the necessity that both Parties execute the same counterpart, each of which will be deemed an original but which together will constitute one and the same agreement. The exchange of copies of this Amendment by email or facsimile will constitute effected execution and delivery of this Amendment and may be used in lieu of the original for all purposes. Signatures of representatives of the Parties transmitted by email or facsimile will be deemed to be original signatures for all purposes.

IN WITNESS WHEREOF, Municipality, Sustainable Westchester and Competitive Supplier have executed this Amendment as of the date written below.

[_____]

By:

Name:

Title:

Address:

Dated: _____

Sustainable Westchester, Inc.

By:

Name: Nina Orville

Title: Executive Director

Address:

Sustainable Westchester Inc.

40 Green Street

Mount Kisco, NY 10

Dated: _____

CONSTELLATION NEWENERGY, INC.

By:

Name: Amanda Stewart

Title: Vice President of Retail Operations

Address:

Constellation NewEnergy, Inc.

1001 Louisiana St., Suite 2300

Houston, Texas 77002

Dated: _____

EXHIBIT A – PART 1 PRICES AND TERMS – STANDARD PRODUCT

Firm Full-Requirements Fixed Price Standard Product by Rate Classification for all Participating Consumers located in Con Edison territory commencing service on the first consumer meter- read date after July 1, 2022.

Municipality understands that for any supply to Participating Customers the Fixed Price includes NY Public Policy Transmission Costs and NY Tier 2 REC Program Costs based on the estimates of such costs for calendar year 2022 that were obtainable by Competitive Supplier, and Competitive Supplier will pass through to Participating Customers any future changes, (upward or downward) to such NY Public Policy Transmission Project Costs or NY Tier 2 REC Program Costs, based on changes in such costs during the remainder of term of this ESA, and which will be reflected in a future adjustment. Any such adjustments shall occur once during any calendar year.

“NY Public Policy Transmission Project Costs” means costs or charges imposed by the NYISO (including without limitation, Work in Progress charges or other related transmission costs not including charges under NY TOTS Project Costs or Ancillary Services And Other ISO Costs) associated with the development of the transmission facilities under the NYISO’s Public Policy Transmission Planning Process and in compliance with FERC Order No.1000 (Stats. & Regs 31,323 issued July 2011, as may be amended or modified from time to time during the term of this ESA).

“NY Tier 2 REC Program Costs” means any costs related to the purchase of Tier 2 eligible renewable energy certificates (“Tier 2 REC’s”) associated with the expansion of the Clean Energy Standard to include additional compliance requirements in accordance with the “Order Adopting Modifications to the Clean Energy Standard” in DPS Case 15-E-0302 dated October 15, 2020 (as may be proposed or implemented during the term of this ESA).

The Parties agree and acknowledge that the Fixed Price set forth below excludes costs and charges associated with changes to the obligations of New York’s Clean Energy Standard (“CES”), including but not limited to the CES Tier 2 program costs, CES Tier 4 program costs as described in the “Order Adopting Modifications to the Clean Energy Standard” in case 15-E-0302 dated October 15, 2020, as may be amended or modified from time to time during the term of this ESA. In the event that changes to such regulations/orders are finalized, such changes shall be deemed a Regulatory Event as that term is defined in this ESA and the Parties agree to amend this Exhibit A to reflect the cost impact of such Regulatory Event.

Table 1:

Rate Class	Fixed price per kWh	Fixed price per kWh w GRT payment *
Residential	\$#.#####	\$#.#####
Small Commercial	\$#.#####	\$#.#####

** Villages and cities in Westchester assess Gross Receipts Tax on energy sales at a rate of 1.0101%. This is reflected in the billed rate and remitted to the municipality by supplier as required under 8.4.4.*

Terms for System Supply Service

Term: The Price and Terms stated on this Exhibit A will commence on the first consumer meter read date after July 1, 2022 for each Participating Customer and continue until the first consumer meter read date after November 30, 2022 (“End Date”) for each Participating Customer, unless this ESA is sooner terminated in accordance with Article 4.2 of this ESA.

The period of delivery of Firm Full-Requirements Power Supply shall be consistent with the provisions of Article 4 and Exhibit A of this ESA.

Start-Up Service Date: Firm Full-Requirements Power Supply will commence at the prices stated above as of each Participating Customer’s first meter read dates after July 1, 2022. Service shall continue until the first customer meter read date after November 30, 2022 for each Participating Customer.

Clean Energy Standards (“Clean Energy Requirements”): The standard electricity generation mix offered to Participating Consumers under the Standard Electricity Product shall meet the minimum Clean Energy Requirements for electric power designated by New York State.

Eligible Consumer Opt-Out: Participating Consumers are free to opt-out of the Program utilizing established EDI drop protocols. Participating Consumers are to provide five (5) business days’ notice to the Competitive Supplier of such termination and Competitive Supplier will notify Distribution Utility to resume service as soon as possible after such notification. There are no fees or charges for Participating Consumers to opt-out or terminate service.

Competitive Supplier’s Standard Credit Policy: Competitive Supplier will not require a credit review for any consumer participating in the Program, nor will Competitive Supplier require any consumer to post any security deposit as a condition for participation in the Program. The Competitive Supplier may terminate service to a Participating Consumer and return such consumer to Default Service in the event that the consumer fails to pay to Competitive Supplier amounts past due greater than sixty (60) days.

Supplier shall serve Newly Eligible Consumers who enroll or are enrolled into the Program after the first Consumer meter-read date referred to above at the fixed price in Table 1 above.

EXHIBIT A- PART 2 PRICES AND TERMS- 100% RENEWABLE CLEAN POWER PRODUCT

Firm Full-Requirements Fixed Price for 100% Renewable Clean Power Product by Rate Classification for all Participating Consumers located in Con Edison territory commencing service on the first consumer meter-read date after July 1, 2022.

Municipality understands that for any supply to Participating Customers the Fixed Price **includes** NY Public Policy Transmission Costs and NY Tier 2 REC Program Costs based on the estimates of such costs for calendar year 2022 that were obtainable by Competitive Supplier and Competitive Supplier will pass through to Participating Customers any future changes, (upward or downward) to such NY Public Policy Transmission Project Costs or NY Tier 2 REC Program Costs, based on changes in such costs during the remainder of term of this ESA, and which will be reflected in a future adjustment. Any such adjustments shall occur once during any calendar year.

“**NY Public Policy Transmission Project Costs**” means costs or charges imposed by the NYISO (including without limitation, Work in Progress charges or other related transmission costs not including charges under NY TOTS Project Costs or Ancillary Services And Other ISO Costs) associated with the development of the transmission facilities under the NYISO’s Public Policy Transmission Planning Process and in compliance with FERC Order No.1000 (Stats. & Regs 31,323 issued July 2011, as may be amended or modified from time to time during the term of this ESA).

“**NY Tier 2 REC Program Costs**” means any costs related to the purchase of Tier 2 eligible renewable energy certificates (“**Tier 2 REC’s**”) associated with the expansion of the Clean Energy Standard to include additional compliance requirements in accordance with the “Order Adopting Modifications to the Clean Energy Standard” in DPS Case 15-E-0302 dated October 15, 2020 (as may be proposed or implemented during the term of this ESA).

The Parties agree and acknowledge that the Fixed Price set forth below **excludes** costs and charges associated with changes to the obligations of New York’s Clean Energy Standard (“CES”), including but not limited to the CES Tier 2 program costs, CES Tier 4 program costs as described in the “Order Adopting Modifications to the Clean Energy Standard” in case 15-E-0302 dated October 15, 2020 and New York Public Policy Transmission costs associated with the development of the transmission facilities under the NYISO’s Public Policy Transmission Planning Process and in compliance with FERC Order No.1000 (Stats. & Regs 31,323 issued July 2011, as may be amended or modified from time to time during the term of this Agreement). In the event that changes to such regulations/orders are finalized, such changes shall be deemed a Regulatory Event as that term is defined in this Agreement and the Parties agree to amend this Exhibit A to reflect the cost impact of such Regulatory Event.

Table 2:

Rate Class	Fixed price per kWh	Fixed price per kWh w GRT payment *
Residential	\$#.#####	\$#.#####

Small Commercial	\$#.#####	\$#.#####
------------------	-----------	-----------

** Villages and cities in Westchester assess Gross Receipts Tax on energy sales at a rate of 1.0101%. This is reflected in the billed rate and remitted to the municipality by supplier as required under 8.4.4.*

Terms for System Supply Service

Term: The Price and Terms stated on this Exhibit A – Part 2 will commence on the first consumer meter read date after July 1, 2022 for each Participating Customer and continue until the first customer meter read date after November 30, 2022 (“End Date”) for each Participating Customer, unless this ESA is sooner terminated in accordance with Article 4.2 of this ESA.

The period of delivery of 100% Renewable Clean Power Product shall be consistent with the provisions of Article 4 and Exhibit A – Part 2 of this ESA.

Start-Up Service Date: 100% Renewable Clean Power Firm Full-Requirements Power Supply will commence at the fixed prices stated above as of each Participating Consumer’s first meter read dates after July 1, 2022. Service shall continue until the first customer meter read date after November 30, 2023 for each Participating Customer.

Clean Energy Standard (“Clean Energy Requirements”): The standard electricity generation mix offered to Participating Consumers under the Standard Electricity Product shall meet the minimum Clean Energy Requirements for electric power designated by New York State.

100% New York Voluntary EDP Eligible RECs -- This Exhibit A-Part 2 includes a voluntary purchase of Renewable Energy Certificates (“RECs”) which comply with the attribute delivery rules set forth in the New York Generation Tracking System (“NYGATS”) Operating Rules, supporting the NY EDP Program that are sourced from NY EDP Eligible Renewable Resources in an amount equal to 100% of the Participating Customers’ electricity usage. Competitive Supplier anticipates that the RECs provided hereunder will be generated primarily by hydroelectric facilities, but some portion of the RECs may be generated by wind, solar or other facilities, and Competitive Supplier reserves the right to source the RECs from any qualifying NY EDP Eligible Renewable Resource. For clarifications purposes, this amount includes any then-current New York clean energy standard requirements applicable to energy service companies in New York as of the Effective Date of this Agreement plus additional NY EDP Eligible Voluntary RECs in an amount equal to 100% of the customer’s usage. Each REC represents environmental attributes associated with one MWh of electricity generated by a renewable fuel type defined by NYGATs Operating Rules, dated May 18, 2018, but does not include any tax credits, depreciation allowances or third party subsidies of any kind. Competitive Supplier does not represent or warrant that the RECs purchased hereunder can be used as offsets or otherwise for compliance with any emission reduction or similar program. For purposes of this Agreement:

- i. “NY EDP Eligible Renewable Resource” means any electric power generator meeting the NY EDP Program eligibility criteria of a NY renewable energy generating source which comply with the attribute delivery rules set forth in the NYGATS Operating Rules, supporting the NY EDP Program, as of the Effective Date of this Agreement. Competitive Supplier does not represent or warrant that the RECs purchased hereunder can be used as

offsets or otherwise for compliance with any emission reduction or similar program. RECs will be retired for all participants collectively at the Program level.

ii. "NY EDP Program" means the environmental disclosure program administered by the New York State Department of Public Service, through which load serving entities periodically inform their customers of the fuel source, emissions and other characteristics of the electricity resources supplied to them.

Eligible Consumer Opt-Out: Participating Consumers are free to opt-out of the Program utilizing established EDI drop protocols. Participating Consumers are to provide five (5) business days' notice to the Competitive Supplier of such termination and Competitive Supplier will notify Distribution Utility to resume service as soon as possible after such notification. There are no fees or charges for Participating Consumers to opt-out or terminate service.

Competitive Supplier's Standard Credit Policy: The Competitive Supplier will not require a credit review for any consumer participating in the Program, nor will Competitive Supplier require any consumer to post any security deposit as a condition for participation in the Program. The Competitive Supplier may terminate service to a Participating Consumer and return such consumer to Default Service in the event that the consumer fails to pay to Competitive Supplier amounts past due greater than sixty (60) days.

Supplier intends to serve Newly Eligible Consumers who enroll and are enrolled into the Program after the first consumer meter-read date referred to above at the fixed price in Table 2, above.

In the event that New York State institutes a subsidy for CCA purchase of RECs after the signing of this ESA that is applicable to all or any portion of the Competitive Suppliers obligations under this ESA, Competitive Supplier shall pass through the full subsidy to Participating Consumers in the form of a rate reduction.

MEMORANDUM OF UNDERSTANDING
For
Participation in the Short-Term Westchester Power Extension Contract
For Communities in the Con Edison Service Territory

This Memorandum of Understanding is entered into by and between:

Sustainable Westchester, Inc., a New York non-profit corporation (“Sustainable Westchester”), and the City/Town/Village of _____ (the “Municipality”), a local government member of Sustainable Westchester (each a “Party” and collectively, the “Parties”).

1. Background:

- a. In February 2015, the New York Public Service Commission issued an Order for Case 14-M-0564 as follows: “The Petition of Sustainable Westchester is granted to the extent that its municipal members are authorized to undertake a Community Choice Aggregation demonstration project consistent with the discussion in the body of this Order...”
- b. The PSC subsequently issued an Order for Case 14-M-0224 on April 21, 2016, which authorized Community Choice Aggregation (“CCA”) throughout New York State (the “CCA Order”) and on November 15, 2018 issued the “Order Approving Renewal of the Sustainable Westchester Community Choice Aggregation Program” reauthorizing the Sustainable Westchester CCA program under a Master Implementation Plan.
- c. Sustainable Westchester’s CCA Program enrolled Participating Customers from an initial group of 20 participating municipalities in April 2016. Since then, nine additional municipalities have joined and several other municipalities are actively working towards participation.
- d. For participating municipalities in the Con Edison utility territory, the current Electric Service Agreement for the Sustainable Westchester CCA Program will terminate on June 30, 2022
- e. In compliance with the PSC CCA Orders, the Municipality has adopted local legislation to enable Community Choice Aggregation.
- f. As a member of Sustainable Westchester in good standing and participant in the Sustainable Westchester CCA Program, the Municipality wishes to continue to engage the services of Sustainable Westchester as the Program Manager for Community Choice Aggregation for the Operation and Maintenance of the Program.

2. Definitions:

- a. **Eligible Customers** – Customers of electricity and/or natural gas eligible to participate in the CCA Program, either on an Opt-out or Opt-in basis, as delineated in the CCA Framework Order. For the avoidance of doubt, all Eligible Consumers must reside or be otherwise located at one or more locations within the geographic boundaries of the Municipality and served by the Distribution Utility, as such boundaries exist on the Effective Date of this ESA.
- b. **Community Choice Aggregation Program or CCA Program or Program**– A municipal energy procurement program, which replaces the incumbent utility as the

- default supplier for all Eligible Customers within the Participating Municipality, as defined in the PSC CCA Orders.
- c. **Competitive Supplier:** An entity duly authorized to conduct business in the State of New York as an energy service company (“ESCO”) that procures electric power for Eligible Customers in connection with this CCA Program.
 - d. **Compliant Offer:** Electric power supply offer from a Competitive Supplier that meets the requirements specified in this MOU and the 2022 Extension ESA. A Compliant Offer price must be inclusive of fees owed to Program Manager and be less than:
 - i. Residential accounts: #.## cents/kwh;
 - ii. Small commercial accounts: #.## cents/kwh
 - e. **Default Product:** The product selected by the Municipality for supply to its eligible residents and small businesses upon enrollment, unless they take action to select a different product or opt out.
 - f. **Distribution Utility:** Owner or controller of the means of distribution of the natural gas or electricity that is regulated by the Public Service Commission in the Participating Municipality.
 - g. **Electric Service Agreement (“ESA”):** An agreement that implements a CCA Program and contains all the terms and conditions of the Program.
 - h. **2021 ESA:** The ESA which implemented the Sustainable Westchester CCA Program during the period from January 1, 2021 to June 30, 2022.
 - i. **2022 Extension ESA:** The ESA which will implement Sustainable Westchester CCA Program commencing July 1, 2022 for the Con Edison service territory. The 2022 Extension ESA shall have substantially the same terms outlined in the attached 2022 Extension ESA Template (Attached as Exhibit 1) and shall have a term of no longer than six months. The 2022 Extension ESA Template sets out the new prices and terms, as well as any items which require clarification in the context of the extension..
 - j. **CCA Orders:** Collectively, the February 26, 2015 “Order Granting Petition in Part” issued by the PSC in Case 14-M-0564; the April 21, 2016 “Order Authorizing Framework for Community Choice Aggregation Opt-out Program” issued by the PSC in Case 14-M-0224 (the “CCA Framework Order”), which sets forth the requirements, terms, and conditions under which CCA programs can proceed through implementation; and the November 15, 2018 “Order Approving Renewal of the Sustainable Westchester Community Choice Aggregation Program” issued by the PSC in Case 14-M-0564, which reauthorizes the Sustainable Westchester CCA program under a Master Implementation Plan.
 - k. **Qualifications Review:** A verification of the status of the Competitive Supplier as an electricity supplier in the Distribution Utility’s service territory. A precondition for attaining such status is that Competitive Supplier has met the credit requirements established by the New York Independent Systems Operator.
 - l. **Participating Municipality:** A dues-paying municipal member of Sustainable Westchester, which has adopted the applicable local legislation for the Community Choice Aggregation Program.
 - m. **Participating Customers:** Eligible Customers enrolled in the Program, including Opt-out Eligible Customers who have been enrolled subsequent to the opt-out process and other customers who have opted in.

- n. **Program Manager:** Sustainable Westchester, a non-profit corporation of which the Participating Municipality is a member.
 - o. **Public Service Commission (“PSC”):** The New York State Public Service Commission or the New York State Department of Public Service acting as staff on behalf of the Public Service Commission.
3. **Purpose:** The purpose of the Memorandum of Understanding is as follows:
- a. To establish participation by **The Municipality (hereafter, the “Participating Municipality”)** in a Community Choice Aggregation Program (hereafter, the “Program”) that will be managed on its behalf by **Sustainable Westchester, (hereafter, the “Program Manager”)** under the 2022 Extension ESA.
 - b. To affirm that the Participating Municipality and Program Manager agree to adhere to the terms and conditions of the 2022 Extension ESA in the event they execute it.
 - c. To affirm that the Participating Municipality and Program Manager agree to execute the 2022 Extension ESA, subject to the conditions of review and approval outlined in 4(c) and 5(a), below.
4. **Roles and responsibilities of the Program Manager:** As Program Manager, Sustainable Westchester agrees to perform all duties outlined in the 2022 Extension ESA and, prior to execution of that agreement, Program Manager agrees to:
- a. Provide the involved agencies and parties to the PSC CCA Orders, including, but not limited to, the Public Service Commission and Distribution Utility, requested information about and documentation of the actions undertaken by the Participating Municipality in furtherance of enabling participation in the Program;
 - b. Manage the contract extension process including:
 - i. the collection of indicative pricing and other inputs against which to evaluate the 2022 Extension ESA offers,
 - ii. the management of the Request for Proposals (“RFP”) process, from preparation of the content to the publication of the RFP and management of firms responding to the RFP, all to the extent applicable to the extension process contemplated herein,
 - iii. the preparation of the 2022 Extension ESA,
 - iv. the acceptance, secure opening, and review of the indicative pricing and 2022 Extension ESA offers, and
 - v. the organization of the Qualifications Review, offer evaluation, and selection of a Competitive Supplier, all in a manner that is transparent to the Participating Municipality and firms seeking to be the Competitive Supplier;
 - c. Sign the 2022 Extension ESA in a timely fashion subject to the conditions that:
 - i. the Competitive Supplier is deemed qualified for the duration of the 2022 Extension ESA by the Qualifications Review, and
 - ii. such Competitive Supplier’s offer is deemed by the Program Manager to be a Compliant Offer as defined in Section 2 above.
 - d. Fulfill any other responsibilities as may reasonably adhere to facilitating the implementation of the Program, subject to the Program Manager’s inherent and original role as an organization driven by the deliberated priorities of its constituent member municipalities.
5. **Roles and responsibilities of the Participating Municipality:** the Participating Municipality agrees to:

- a. Sign the 2022 Extension ESA, selecting either the Standard Product or 100% Renewable Clean Power Product [select one and initial] as the Default Product for its residents and small businesses, in a timely fashion, subject to the conditions that:
 - i. the Competitive Supplier is deemed qualified for the duration of the 2022 Extension ESA by the Qualifications Review, and
 - ii. such Competitive Supplier’s offer is deemed by the Program Manager to be a Compliant Offer as defined in Section 2 above.
- 6. Term and Termination:** Memorandum of Understanding shall expire on the earlier of May 31, 2022 or the date on which the 2022 Extension ESA is signed by the Participating Municipality, the Program Manager, and the selected Competitive Supplier. Participating Municipality shall have the right to terminate this Memorandum of Understanding for any of the reasons set forth in the Termination section of the 2021 ESA attached hereto as Exhibit 2.

IN WITNESSETH WHEREOF, the Parties have signed this MEMORANDUM OF UNDERSTANDING on the day and year appearing below their respective signatures.

City/Town/Village of _____

Authorized Official Name and Title: _____

Signature: _____

Address: _____

Telephone(s): _____

E-Mail Address: _____

Address for Notices: _____

Sustainable Westchester, Inc.

Authorized Official Name and Title: Nina Orville, Executive Director

Signature: _____

Address: 40 Green Street, Mount Kisco, NY 10549

Telephone(s): (914) 242-4725

E-Mail Address: nina@sustainablewestchester.org

Address for Notices: 40 Green Street, Mount Kisco, NY 10549

Attachments: Exhibit 1, 2022 Extension ESA Template
Exhibit 2, 2021 ESA



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 30, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Presentation by The Rye Garden Club regarding the Square House beautification project.

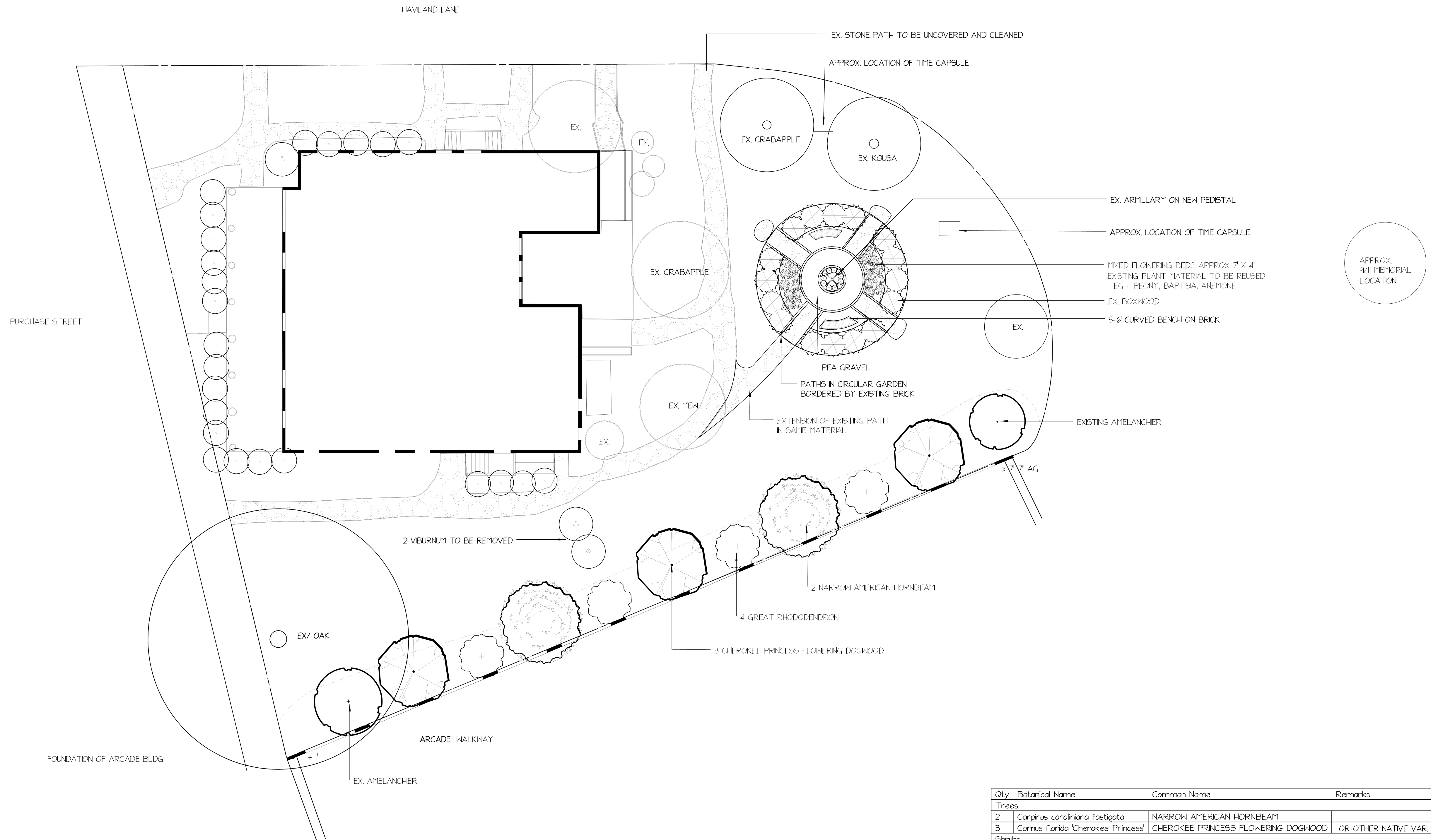
FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council hear the presentation.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached rendering.



Qty	Botanical Name	Common Name	Remarks
Trees			
2	<i>Carpinus caroliniana fastigata</i>	NARROW AMERICAN HORNEBEAM	
3	<i>Cornus florida 'Cherokee Princess'</i>	CHEROKEE PRINCESS FLOWERING DOGWOOD	OR OTHER NATIVE VAR.
Shrubs			
4	<i>Rhododendron maximum</i>	GREAT RHODODENDRON	



AMERICAN HORNEBEAM



NATIVE DOGWOOD



AMERICAN RHODODENDRON

NOTES

PROJECT SCOPE:

A. TREE REPLACEMENT ALONG ARCADE BLDG
 - ALL EXISTING, EXCEPT SERVICEBERRY, TO BE REMOVED

B. REFRESHMENT OF CIRCULAR GARDEN
 - ENTRY LOCATIONS ADJUSTED FOR IMPROVED FLOW INTO GARDEN AND TOWARDS LIBRARY
 - EXISTING PATH TO BE EXPANDED INTO GARDEN MATERIALS TO BE SAME
 - SEATING ADDED

BASED ON SITE PLAN FROM
 AW REMLING LANDSCAPE ARCHITECT
 SEPTEMBER 11, 1972
 FOUND IN RYE HISTORICAL SOCIETY ARCHIVES

No.	Date	Description
1	2/22/22	UPDATED NOTES AND DESCRIPTIONS

PROPOSED BY THE
 RYE GARDEN CLUB

PLANTING PLAN AND
 PATH ADDITIONS

SQUARE HOUSE
 PARK

RYE, NY

SCALE	1" = 10'-0"	PROJECT NO.
DRAWN BY	A. SELLON	SHEET NO.
CHECKED BY		
DATE	01-24-22	
DATE OF FRUIT		



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 17, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Open the public hearing to adopt 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.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council open the public hearing.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached law.

CITY OF RYE

LOCAL LAW NO. __ OF 2022

A Local Law 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.

WHEREAS, in recent years, the City of Rye has experienced an increase in the number of mechanical rock removal and blasting activities related to numerous projects on properties; and

WHEREAS, as a result of this increase, the City Council is becoming increasingly concerned about whether the current regulations in the Rye City Code are adequate to protect the interests of Rye residents; and

WHEREAS, properties that have remained unchanged for many years because they are constrained by topographic features, such as the presence of rock outcroppings, steep slopes, and other environmental features that can now be altered because of new technologies (for example, rock removal techniques and sump and sewer pumps); and

WHEREAS, mechanical rock removal, drilling, boring and blasting can be very disruptive and noxious activities, cause excessive noise, dust and vibrations and significantly affect the surrounding neighborhood, the environment and the overall quality of life of its residents;

WHEREAS, the City Council has determined that it is appropriate to review the City's existing mechanical rock removal, drilling, boring and blasting regulations to ensure that there are appropriate mitigation measures in place, that there is an appropriate balance between individual projects and the impacts to the existing neighborhood, and that any adverse environmental impacts are understood and properly addressed; and

WHEREAS, it is the intent of the Council to include rock drilling and boring within the definition of Mechanical Rock Excavation activities as defined in Chapter 133 of the Rye City Code, thereby requiring a permit; and

WHEREAS, the City expects that it may require up to six months to consider the aforementioned issues and prepare any necessary legislative amendments.

NOW, THEREFORE, Be It Enacted by the City Council of the City of Rye as follows:

Section 1. Findings and Purpose.

The City Council wishes to review the existing mechanical rock removal, drilling, boring and blasting regulations currently in place. The goals of the City Council include, but are not limited to, protecting sensitive environmental features of property, ensuring that the appropriate mitigation measures are in place to best protect the quality of life of its residents, and that the health, welfare and safety of its residents can be maintained while enabling reasonable and appropriate development.

Section 2. Enactment of Moratorium. Prohibited Actions.

For a period of six months from the effective date of this local law, the City Council hereby declares a moratorium restricting the following action in the City:

- A. Any approval of any new mechanical rock removal, drilling or boring applications shall be limited to a maximum of fifteen (15) calendar days.
- B. If any mechanical rock removal or drilling or boring permit is necessary for utility infrastructure, as defined under Rye City Code Section 133-10(B), such activity shall be exempt from this moratorium for a maximum of two (2) – three (3) day periods (a total of 6 days). Such utility applications must be submitted to the City Building Department in accordance with Section 133-10(B). No utility exemptions shall be permitted if there was a permit issued for mechanical rock removal, drilling or boring related to the same property or project after the effective date of this moratorium.
- C. There shall be no review, processing or approval of any mechanical rock removal or drilling or boring permit for a property that is located within a 1,000 foot radius of another property that has received a permit for such activities for at least thirty (30) days as counted from the last day of permitted mechanical rock removal, drilling or boring.
- D. There shall be no review, processing or approval of any blasting permits.

Section 3. Appeals/waiver.

- A. 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 said City Council may determine to be necessary and appropriate. In determining the suitability of a waiver under this section, the City Council shall consider the following factors:
 - 1. Hardship to the petitioner, which hardship is substantially greater than any harm to the general public welfare that would result from the granting of the waiver. The property owner shall have the burden of demonstrating to the City Council that a waiver is warranted due to extreme hardship and that such extreme hardship was not the result of an act or omission by the applicant or property

owner. Delay in construction plans alone will not be considered extreme hardship. In considering this factor, the City Council may request information regarding alternatives in site planning or construction techniques that the Applicant has considered or whether there are additional long-term plans for the project or site; and

2. The project's harmony (or lack thereof) with the existing character of the community as a whole and the area of the community in which the property is located; and
3. Whether the application for which the relief is requested is consistent with any recommendations, or conclusions which may be drawn at the time of the public hearing from the aforementioned City Council's review and study; and
4. Whether the applicant is in compliance with all other City Code requirements with respect to its City's operations; and
5. Whether the application for which the relief is requested is consistent with any proposed regulations, if and as such may exist at the time of the public hearing.

B. Waiver procedure. Such petition shall be the subject of a public hearing before the City Council. Upon submittal of a written petition to the City Manager's office by the property owner or applicant seeking a waiver of this moratorium, and supported by such documentation as the applicant deems relevant, the City Council shall, within thirty (30) days of receipt of such petition, conduct a public hearing on said petition upon five (5) days public notification in the official newspaper of the City. The City Council shall, within ten (10) days of the close of the hearing, render its decision in writing, either granting or denying the petition.

C. It shall be within the discretion of the City Council to grant, in whole or in part, grant with conditions, or deny, the petition for relief from the terms of this moratorium. In granting a waiver, in whole or in part, the City Council must find that the waiver will not adversely affect the purpose of this Local Law.

D. If the City Council does grant a waiver, in whole or in part, the Applicant must still submit an application for any necessary permits to the appropriate department, board or commission and proceed through the necessary review process set forth in the Rye City Code.

Section 4. Length of Time. Early Termination or Extension of this Local Law

This moratorium shall be in effect for six (6) months from the effective date. In the event any new Local Law which addresses the substantive issues set forth herein, should be enacted and adopted by the City Council prior to the date that the moratorium imposed by this Local Law expires, then in that event, the moratorium imposed by this Local Law shall expire on the date such new Local Law takes effect in accordance with § 27 of the Municipal Home Rule Law.

In like manner, if more than six (6) months have passed since the implementation of this Local Law, and it shall be determined by a finding of the City Council that an extension of this moratorium is required, then the City Council by resolution, may extend this moratorium for such a period of time as it deems necessary in order to further the purposes of this law up to and including an additional 180 days from the date of the original expiration of this Local Law.

Section 5. Conflicts with State Statutes and Authority to Supersede

A. To the extent any provisions of this Local Law are in conflict with or are construed as inconsistent with the provisions of New York State Law, this Local Law shall control. The City Council adopts this local law pursuant to authority in the New York State Constitution, Article IX, Section 2; Section 10 of the New York State Municipal Home Rule Law; Section 10 of the Statute of Local Governments; the relevant provisions of the General City Law of the State of New York; and the general police power vested with the City of Rye to promote the health, safety and welfare of all residents and property owners in the City.

B. During the time that this law is in effect, it shall take precedence over and shall be considered controlling over contrary laws, ordinances and provisions. It is the intent of the City Council, pursuant to its authority under section 10, subdivision 1(ii)(d)(3), and section 22 of the Municipal Home Rule Law, to supersede inconsistent provision of the New York State General City Law and the City of Rye Code.

- a. In particular, it is the intent of the City Council, pursuant to authority under Sections 10 and 22 of the Municipal Home Rule Law, to supersede inconsistent provisions of the New York State General City Law and the City of Rye City Code relating to the time limits in connection with zoning and planning determinations and with respect to the jurisdiction and authority of the Board of Appeals with respect to hearing variances or waivers related to this local law.

Section 6. All other sections of Chapter 133 not modified by this Moratorium shall remain in effect and shall apply to any mechanical rock removal, drilling or boring activity permitted during this effective period of this Moratorium.

Section 7. Severability

If any part of this Local Law is deemed by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Local Law.

Section 8. Effective Date

This Local Law shall take effect immediately upon filing with the New York Secretary of State.

DRAFT



CITY COUNCIL AGENDA

DEPT.: Planning

DATE: March 17, 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:

April 6, 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 submission (attached hereto) provides a summary of the process to-date and a response to comments raised by the City Council and public at the last public hearing last spring. 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.

McGULLOUGH, GOLDBERGER & STAUDT, LLP

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MICHAEL A. ZAMAT
COUNSEL

March 9, 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 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 (www.theosborn.org/zoning¹) and email address (zoning@theosborn.org²) 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.

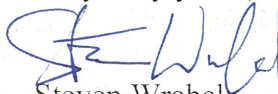
We wish to reiterate that this Amendment does not provide The Osborn with any form of site plan approval. Rather, the proposed legislation will merely create a zoning framework for the Planning Commission to review a proposal from The Osborn. That process itself will require further public hearings,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

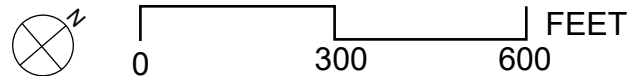
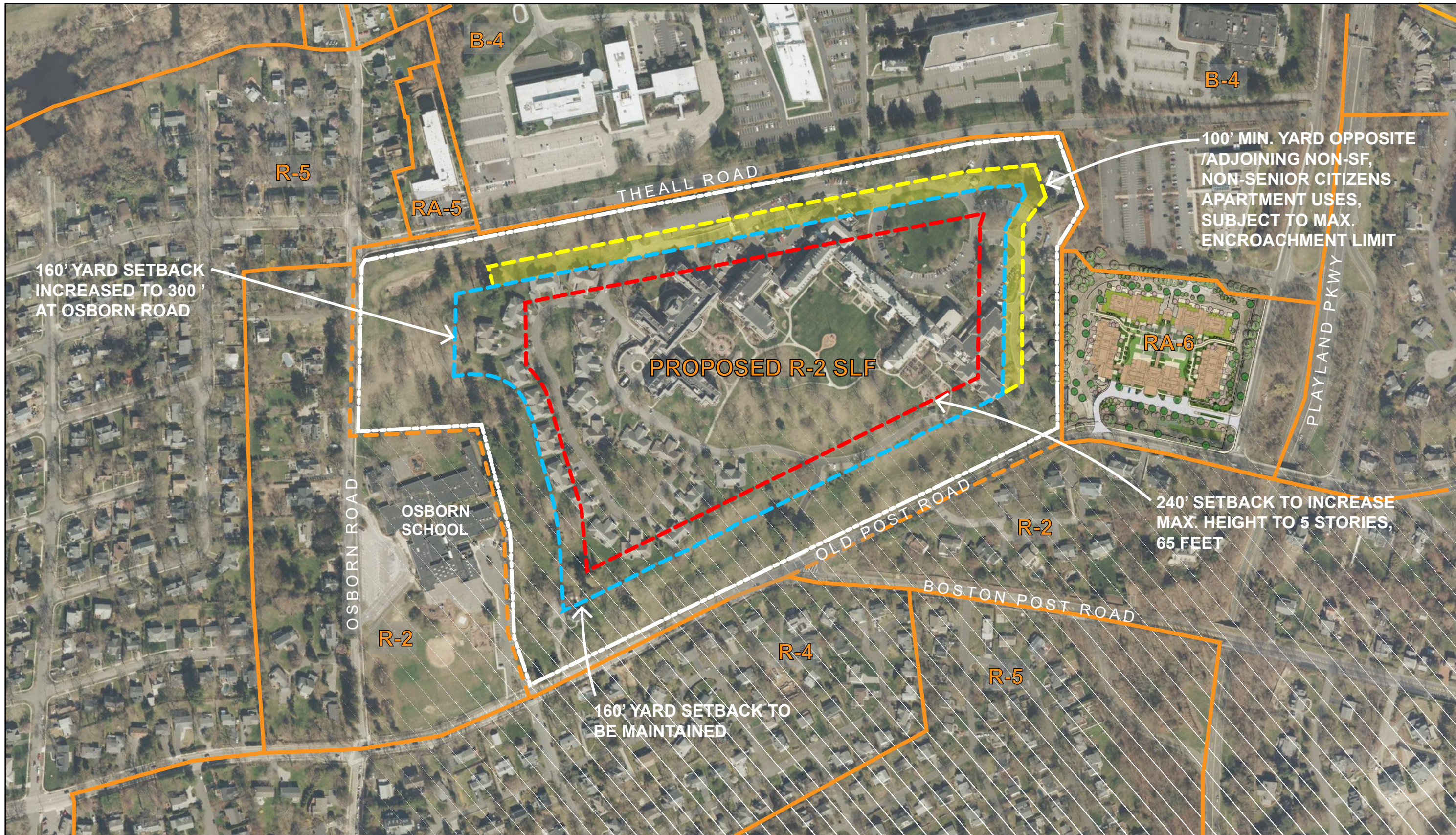
Comparative Zoning Table

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



PROPOSED R-2 SLF ZONING DIAGRAM

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













TOWERS | GOLDE
85 Willow Street
New Haven, Connecticut 06511
203 773 1153
www.towersgolde.com

VIEW B - ILLUSTRATIVE SIMULATION : SUMMER
THE OSBORN - RYE, NEW YORK

MARCH 7, 2022





TOWERS | GOLDE
85 Willow Street
New Haven, Connecticut 06511
203 773 1153
www.towersgolde.com

VIEW B - ILLUSTRATIVE SIMULATION: WINTER
THE OSBORN - RYE, NEW YORK

MARCH 7, 2022





















TOWERS | GOLDE
85 Willow Street
New Haven, Connecticut 06511
203 773 1153
www.towersgolde.com

VIEW E - ILLUSTRATIVE SIMULATION : SUMMER
THE OSBORN - RYE, NEW YORK

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.1.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.

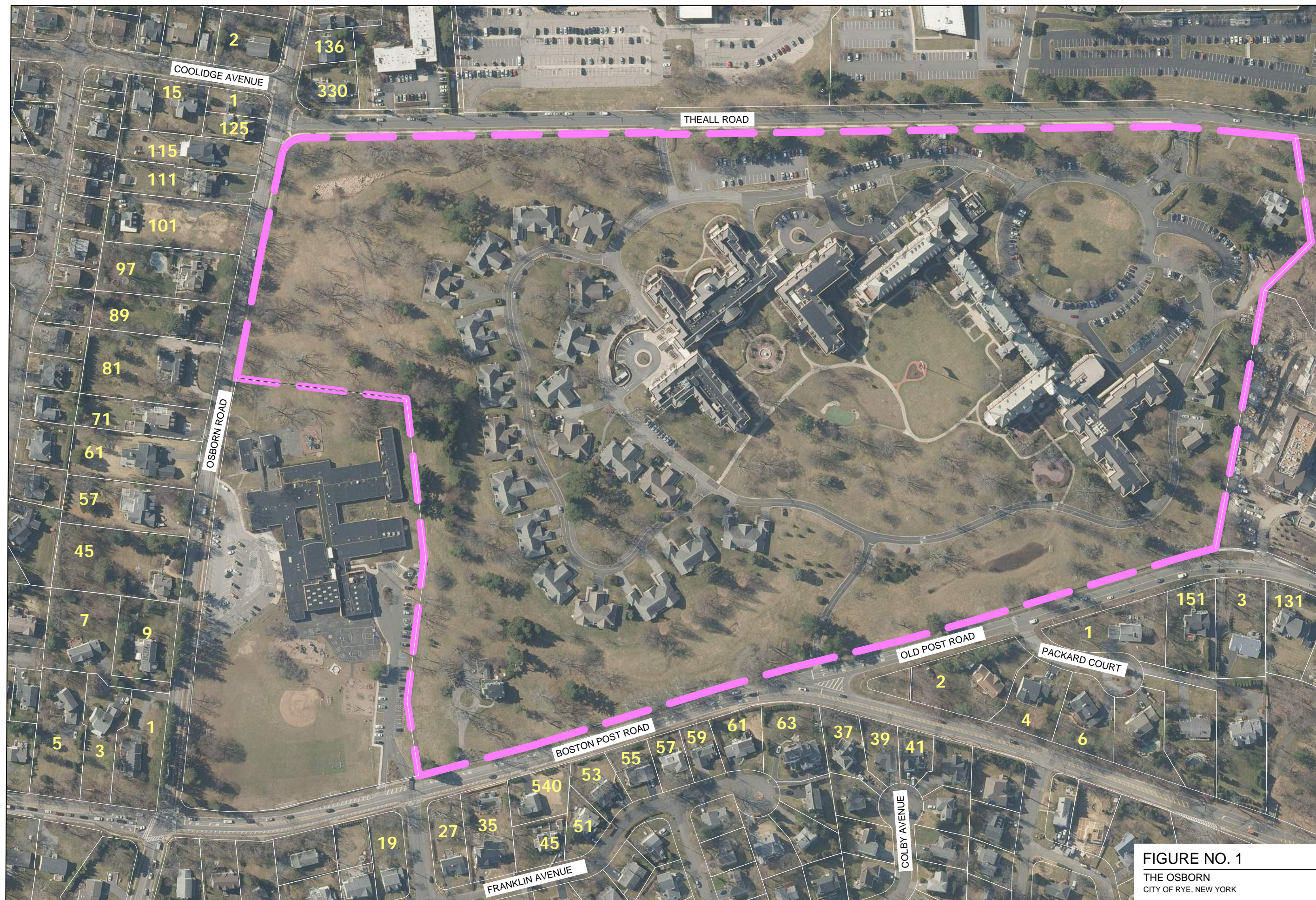


FIGURE NO. 1
THE OSBORN
CITY OF RYE, NEW YORK

Osborn- Proximate Single Family Homes- Recorded Sales Prices by Year Westchester County Land Records

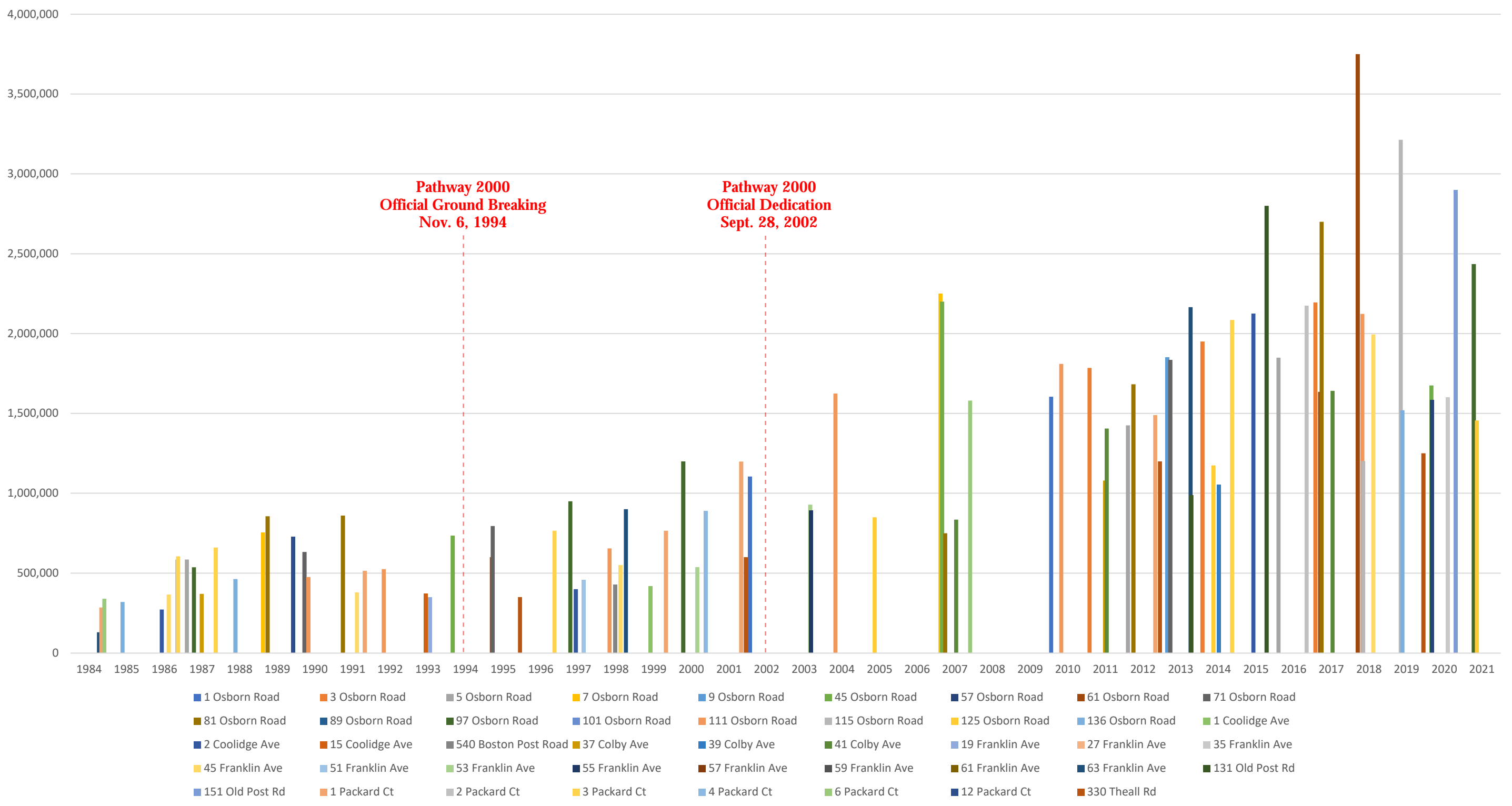


Figure No. 2

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

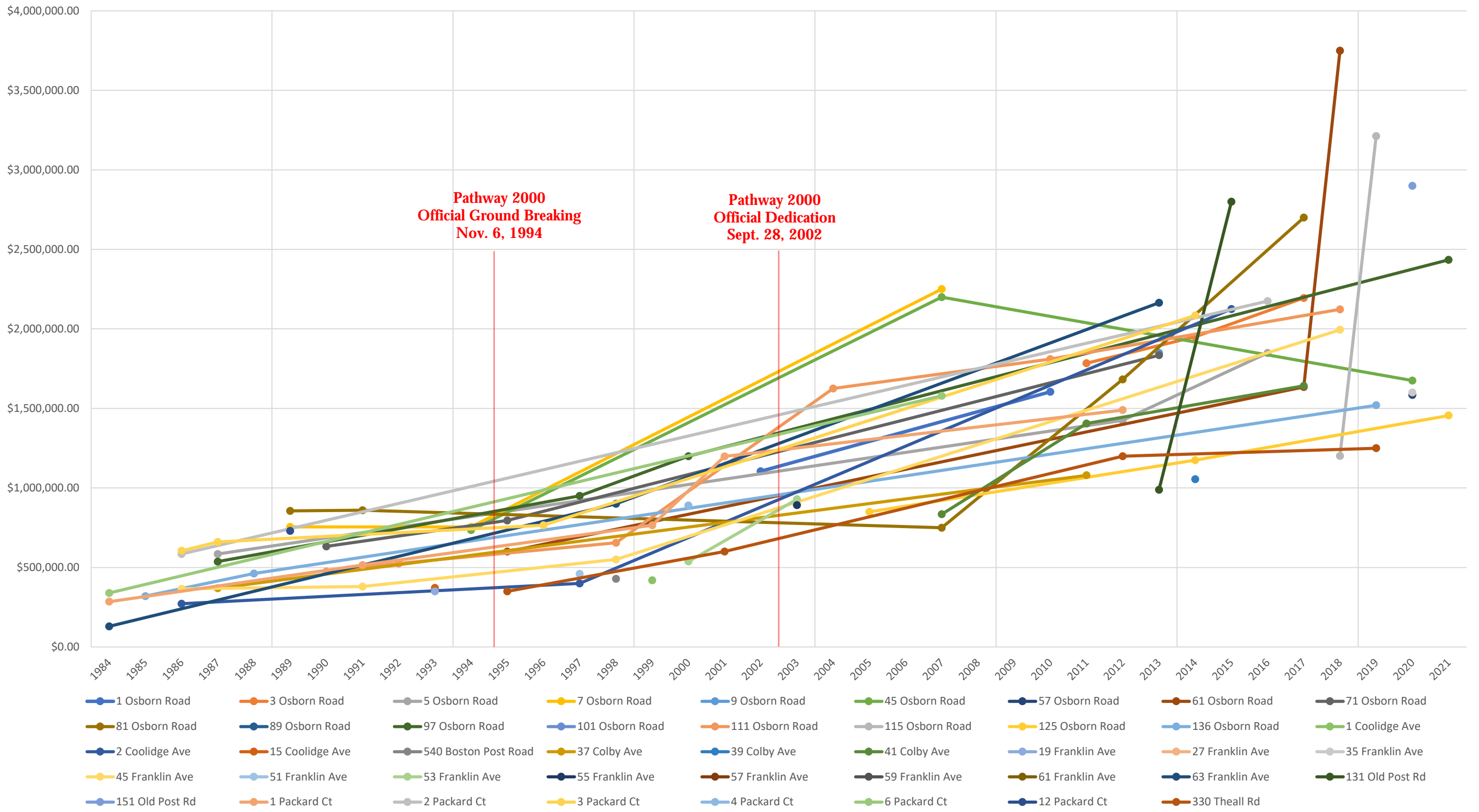
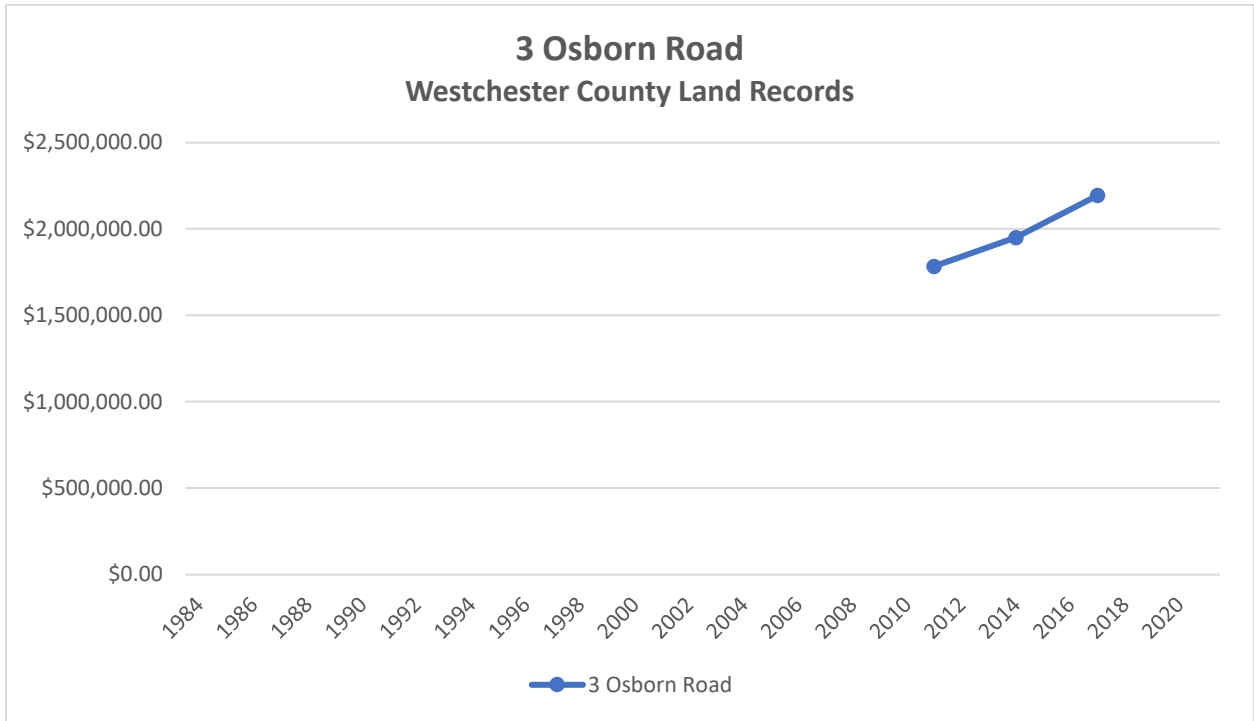
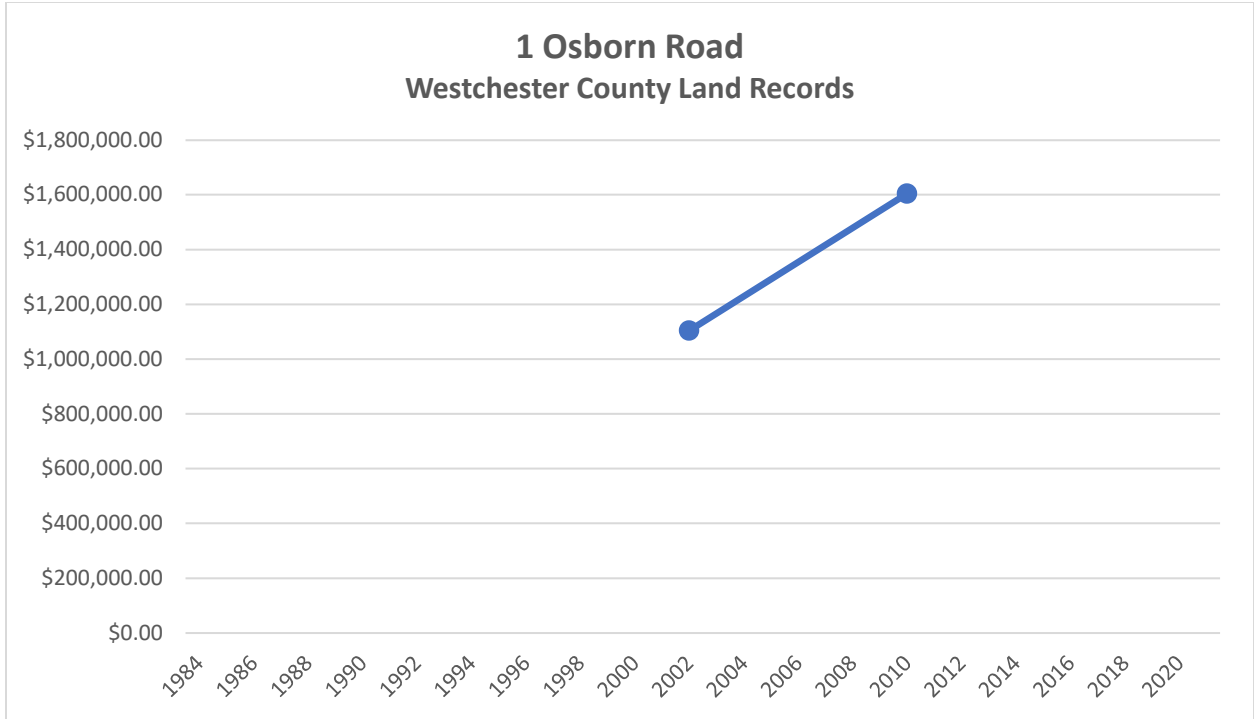


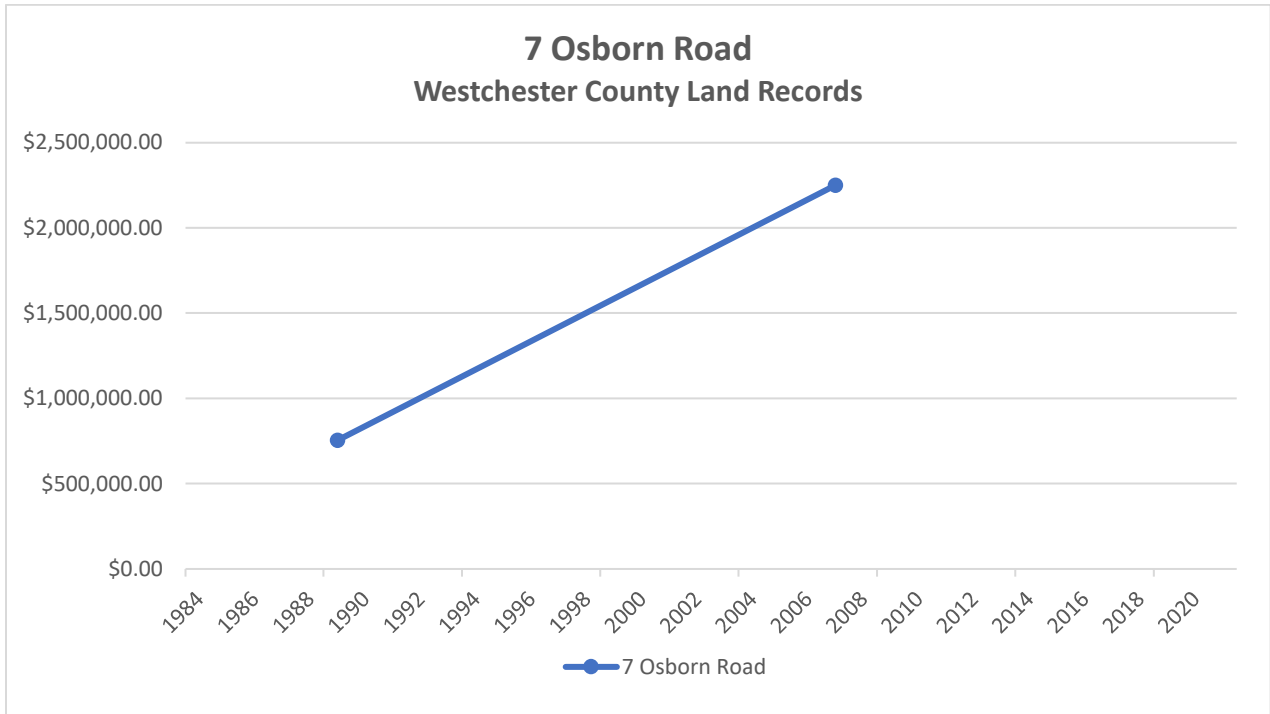
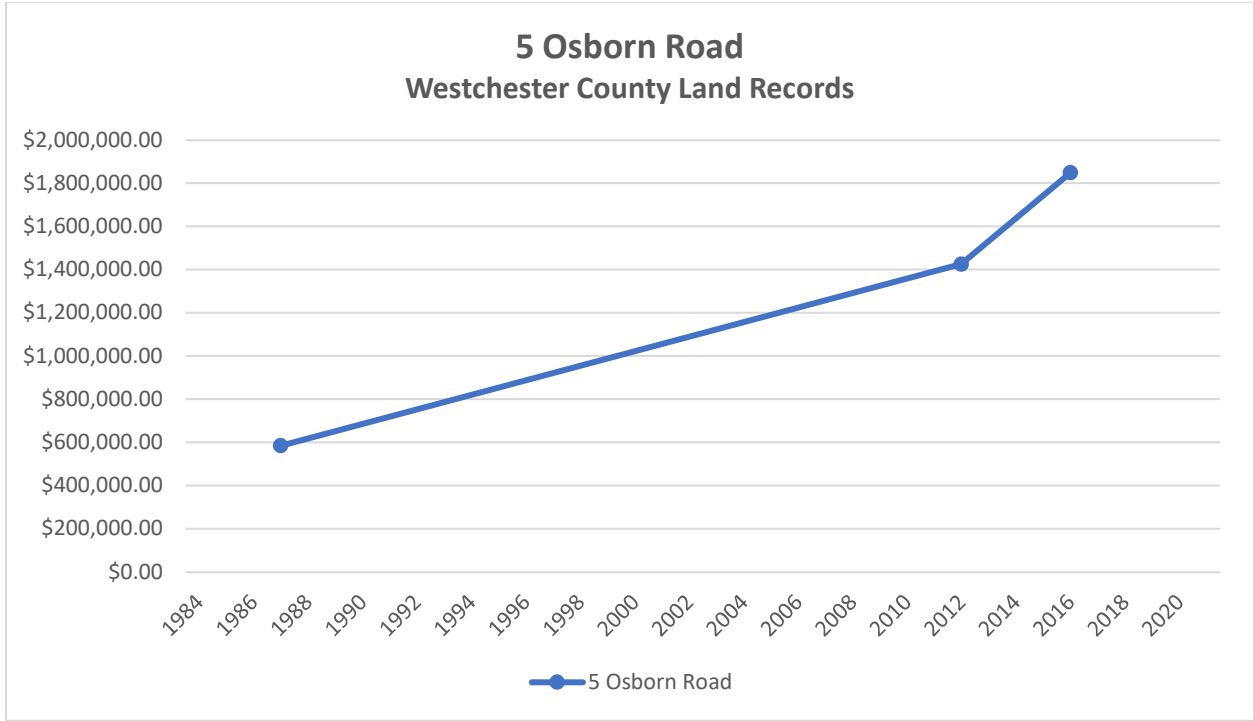
Figure No. 3

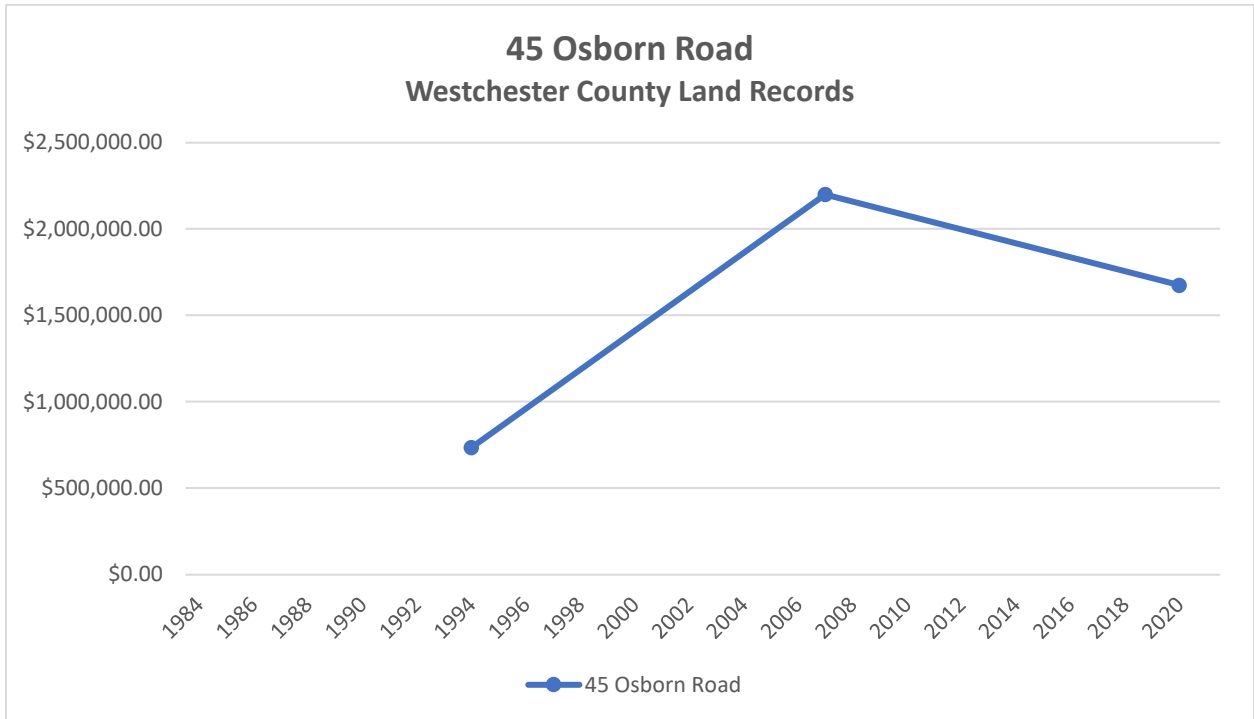
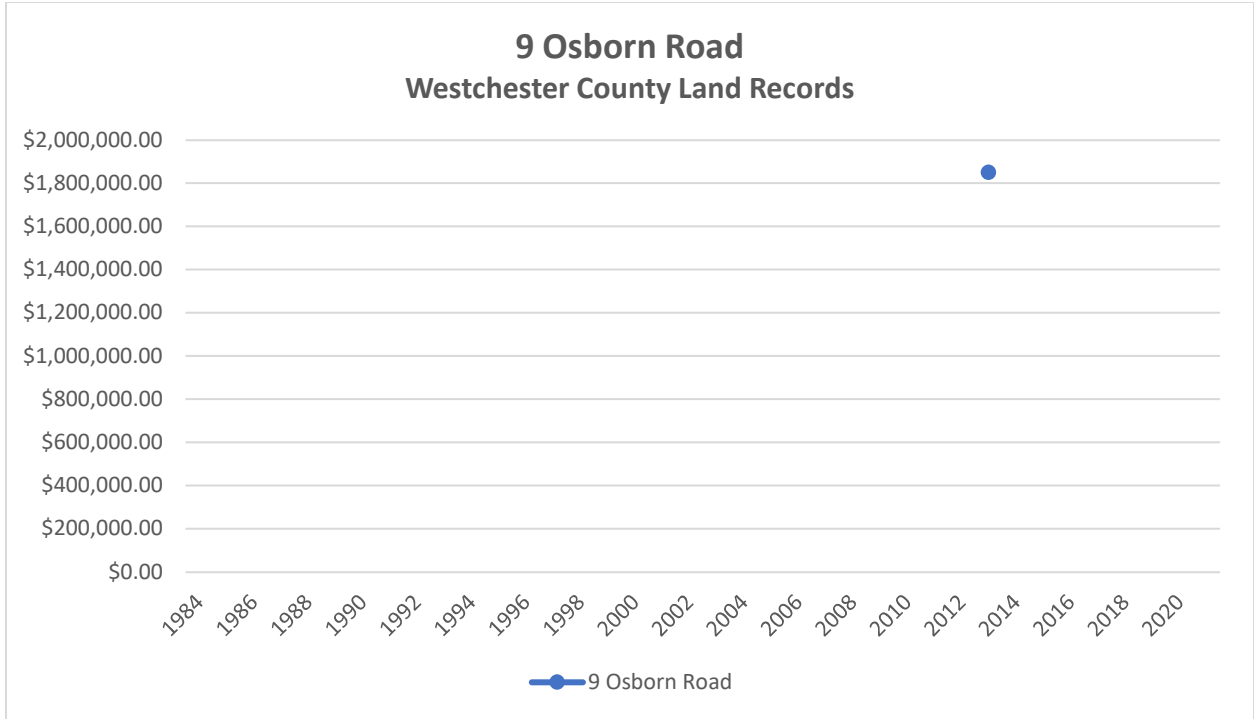
The Osborn
Rye, New York

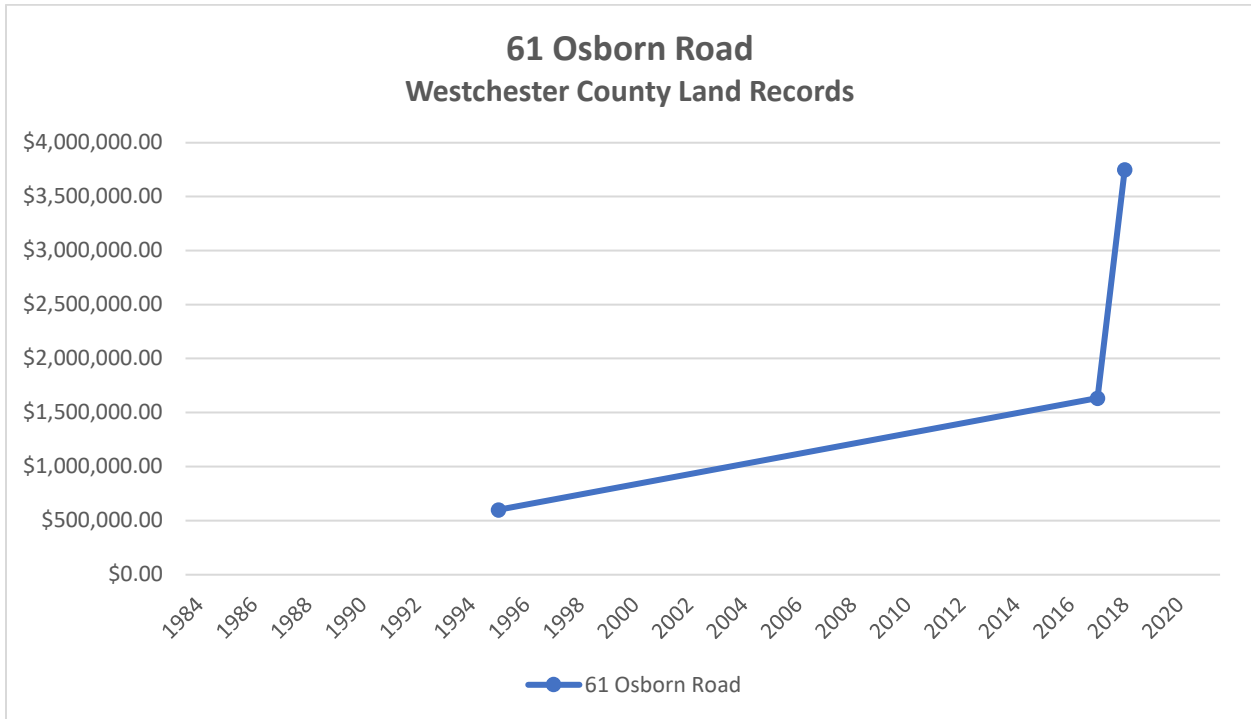
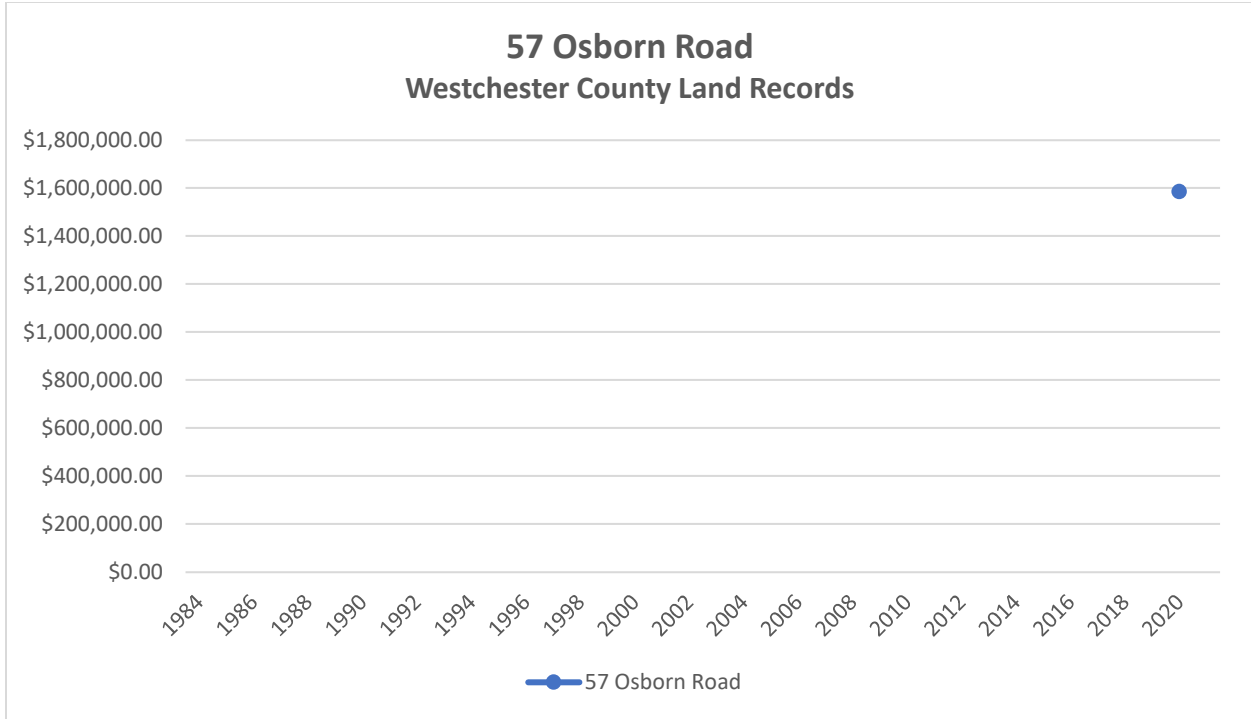
Proposed Osborn Zoning Amendments and Residential Property Values

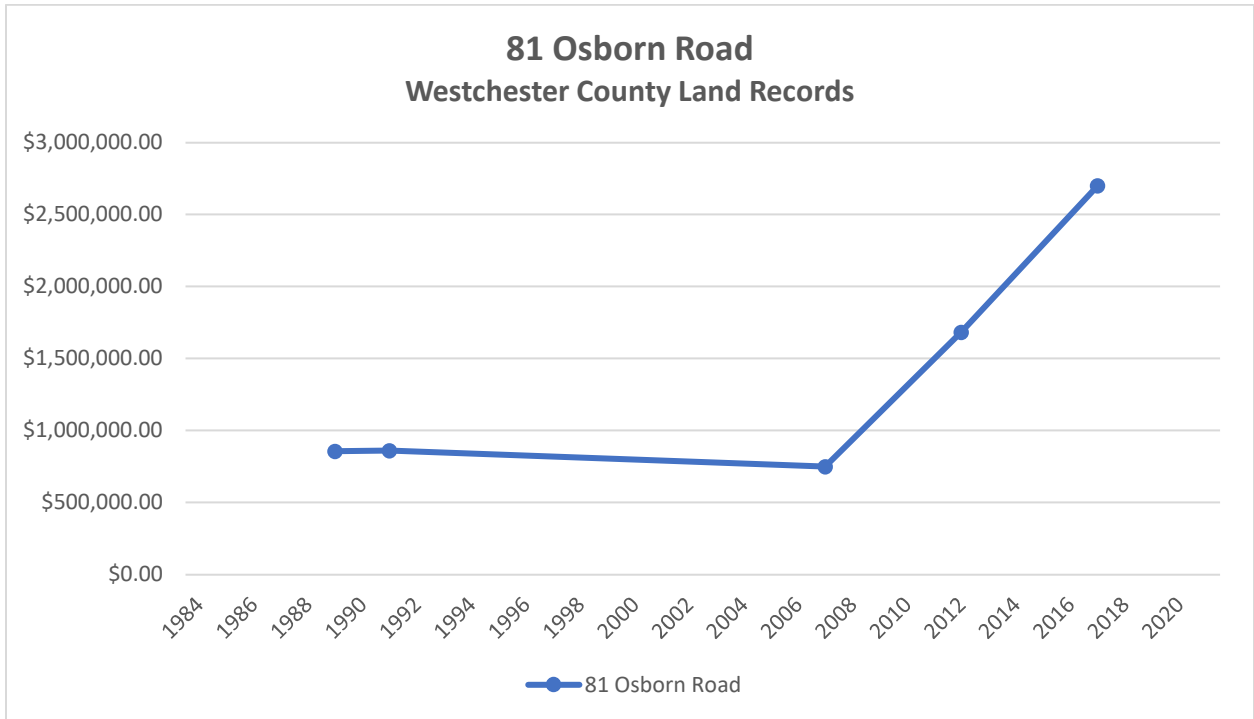
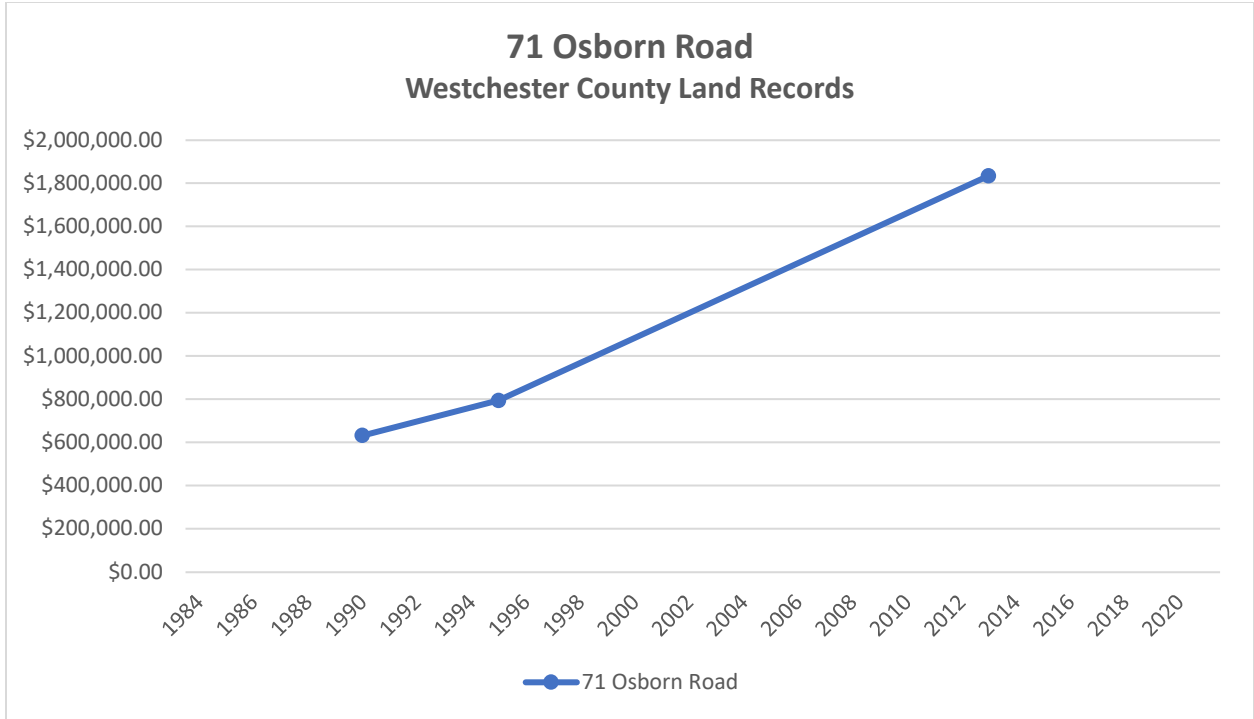
ATTACHMENT A

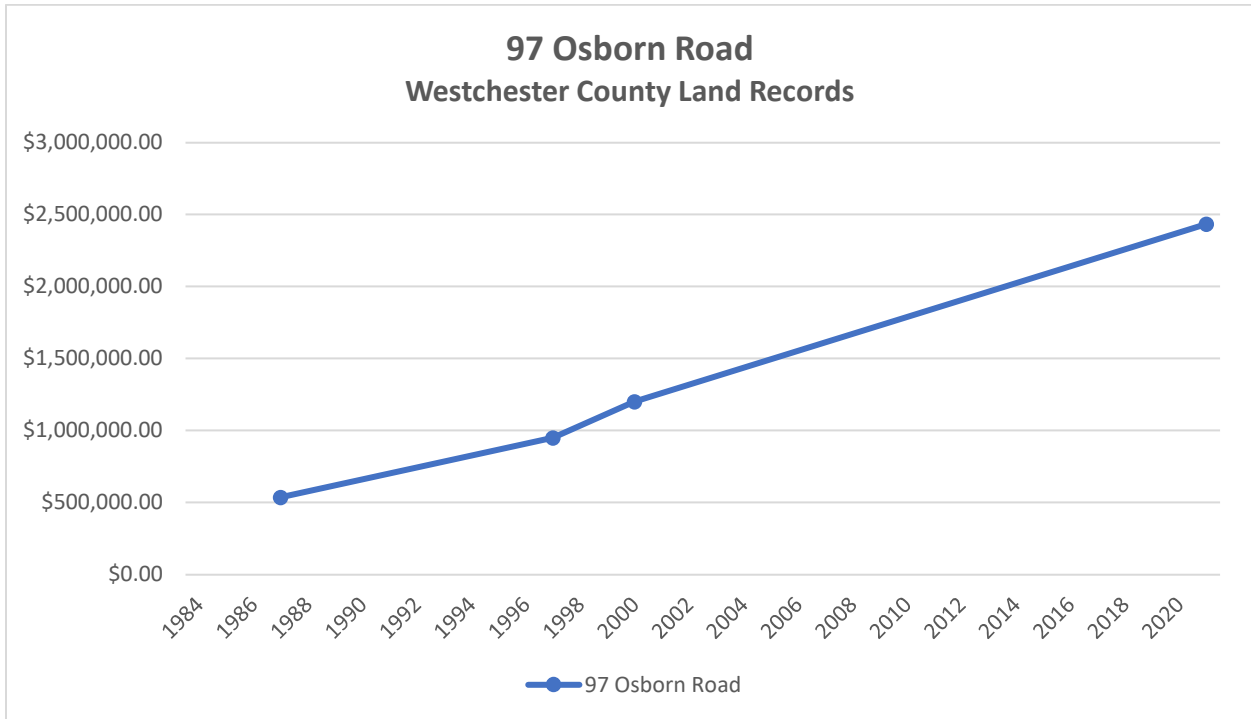
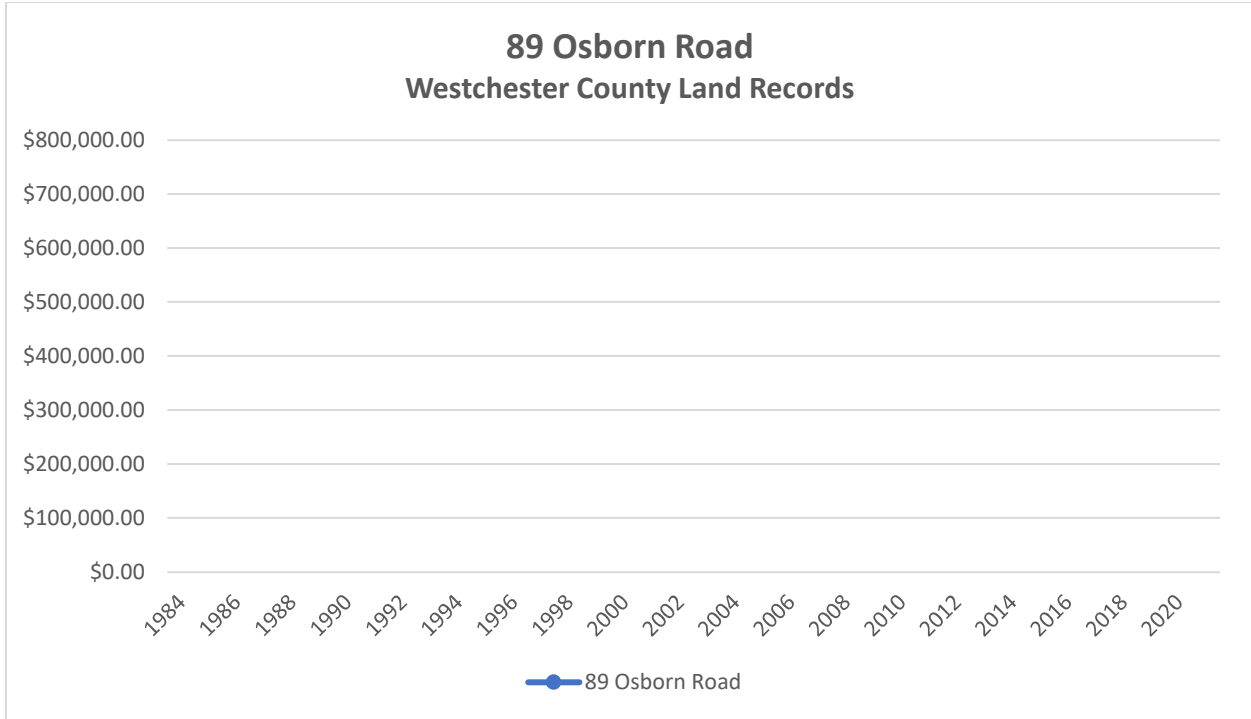


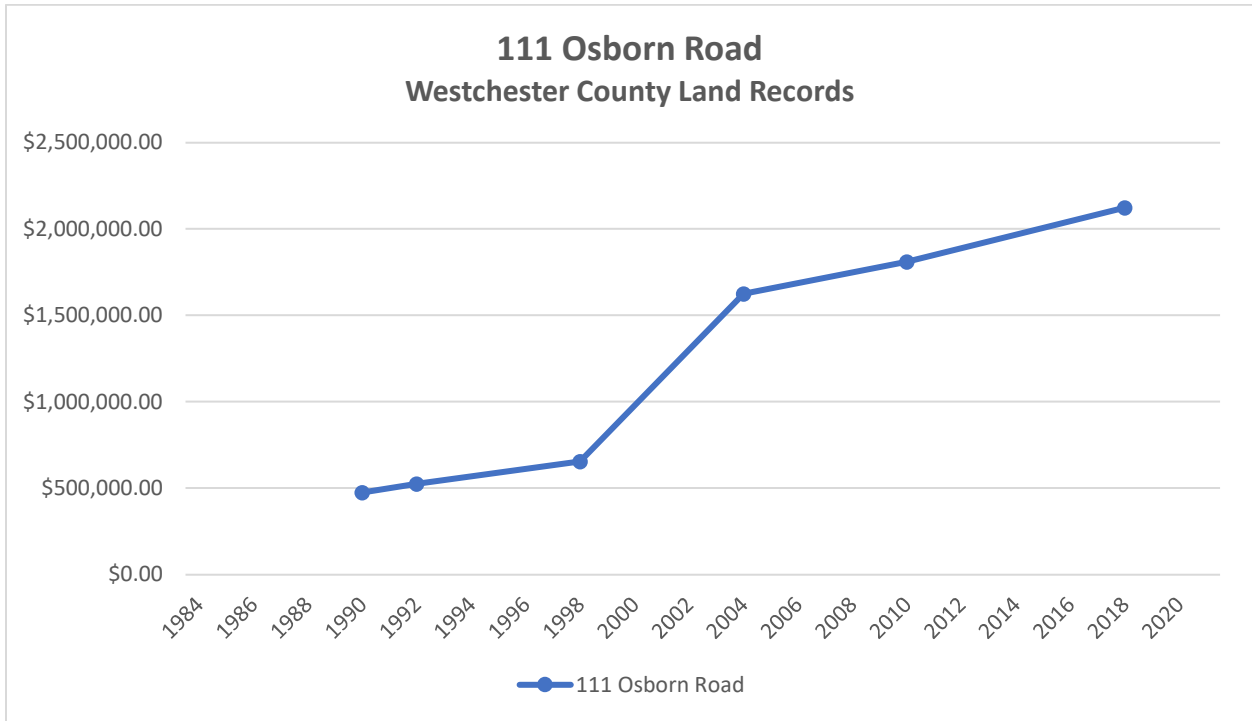
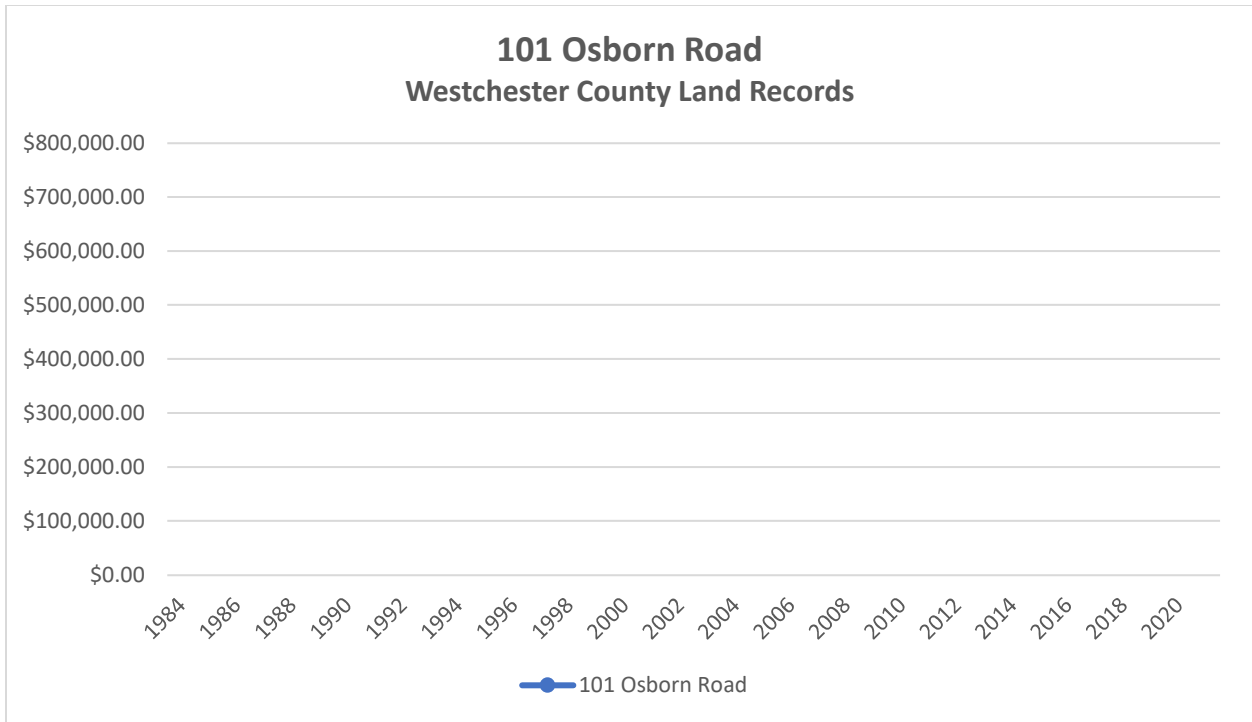


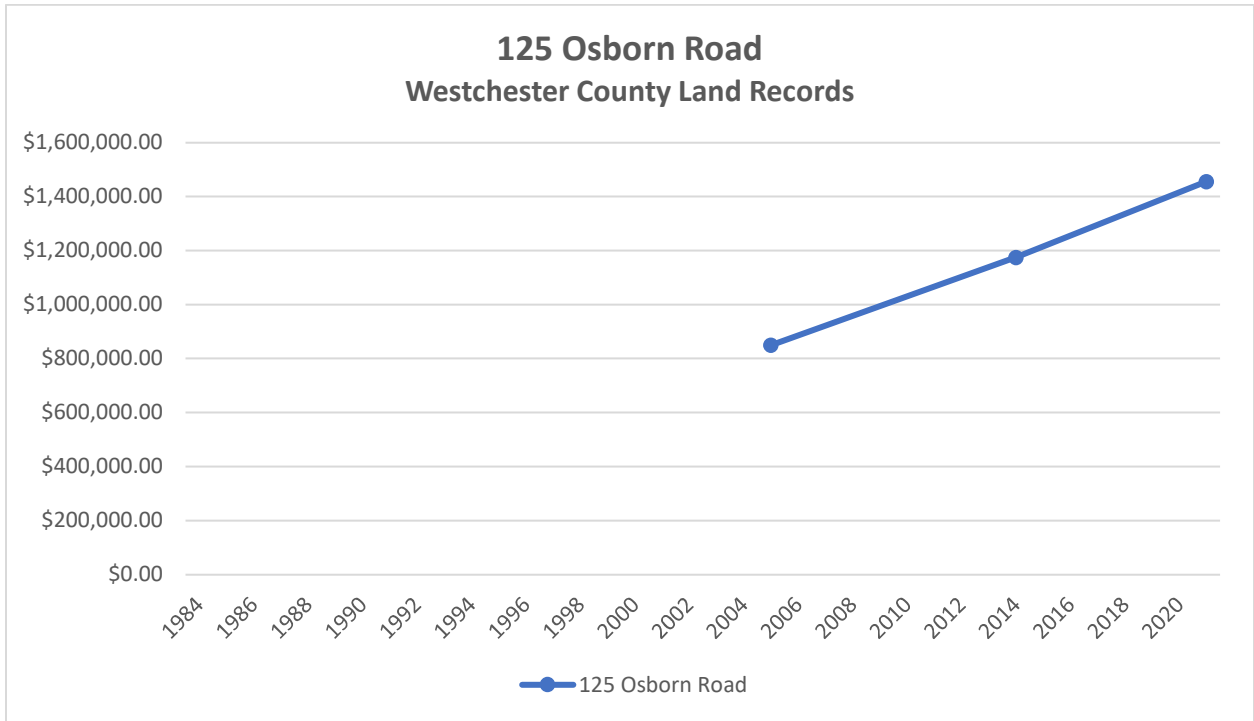
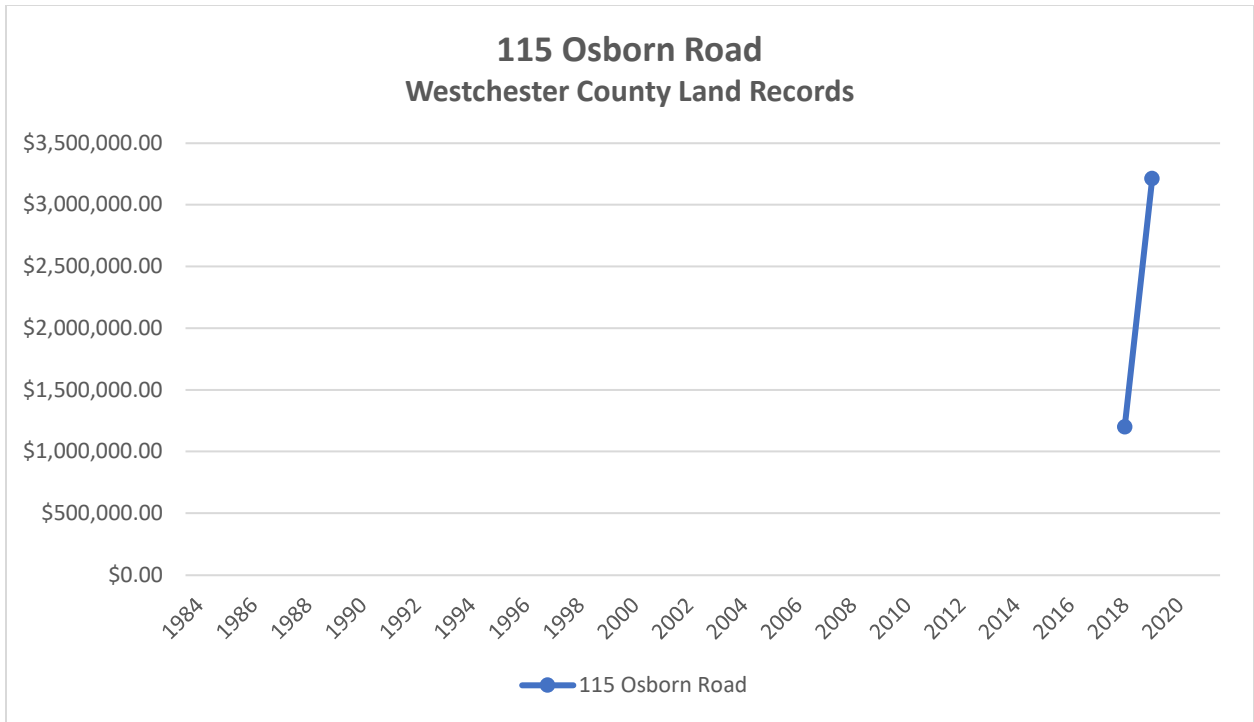


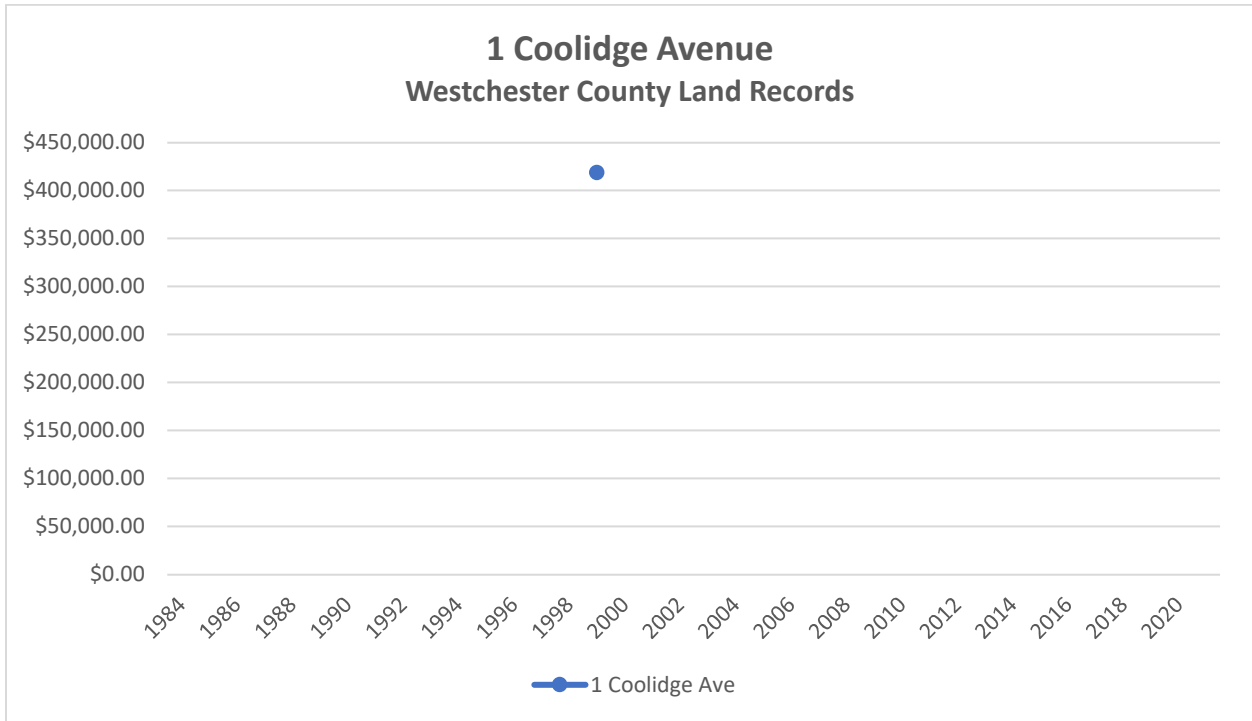
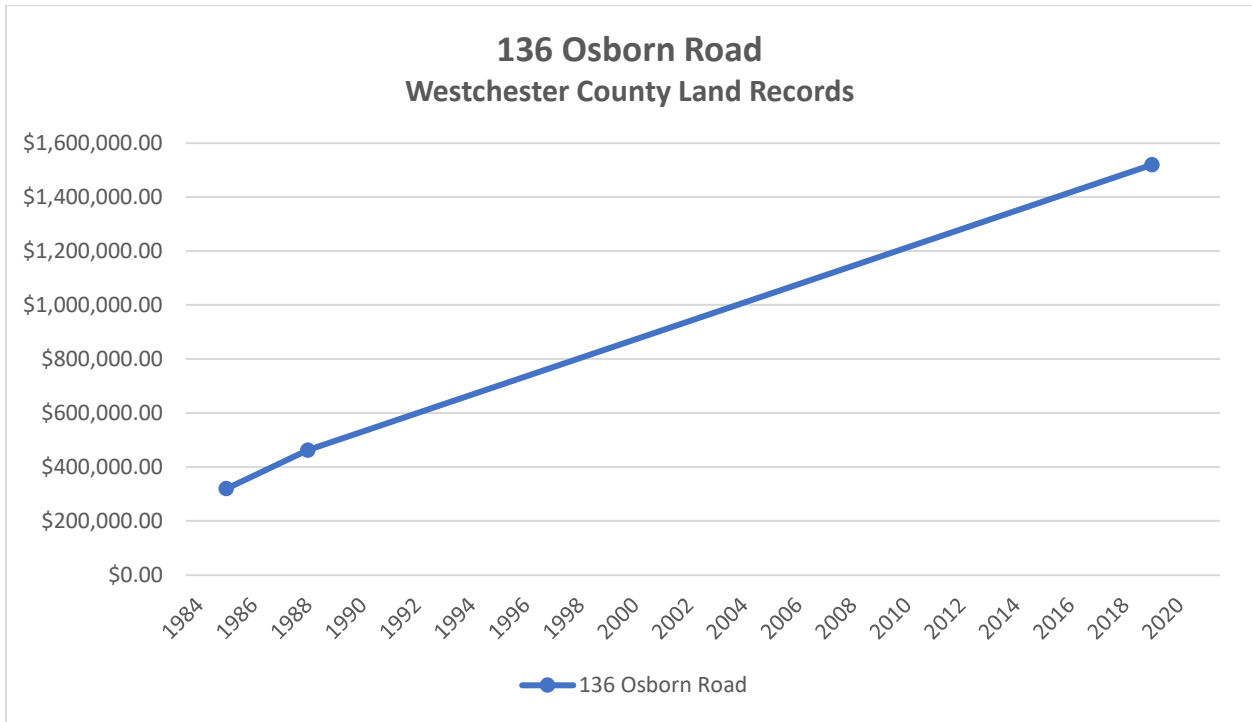


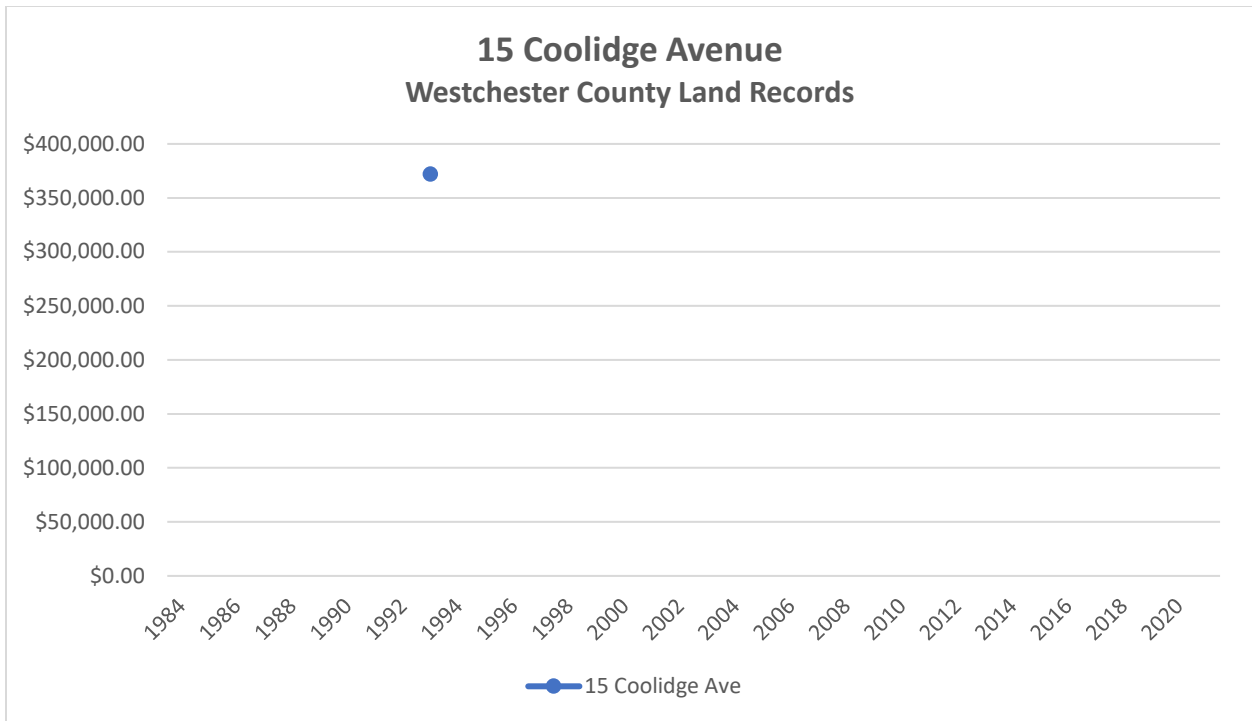
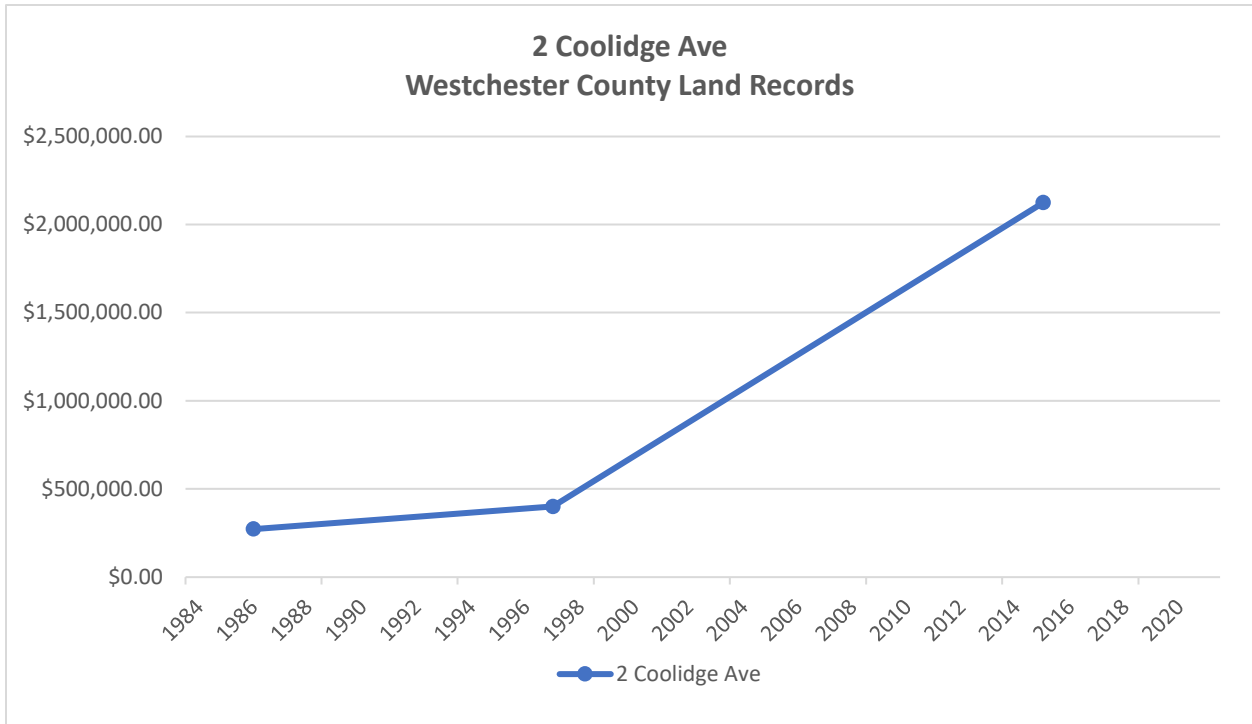


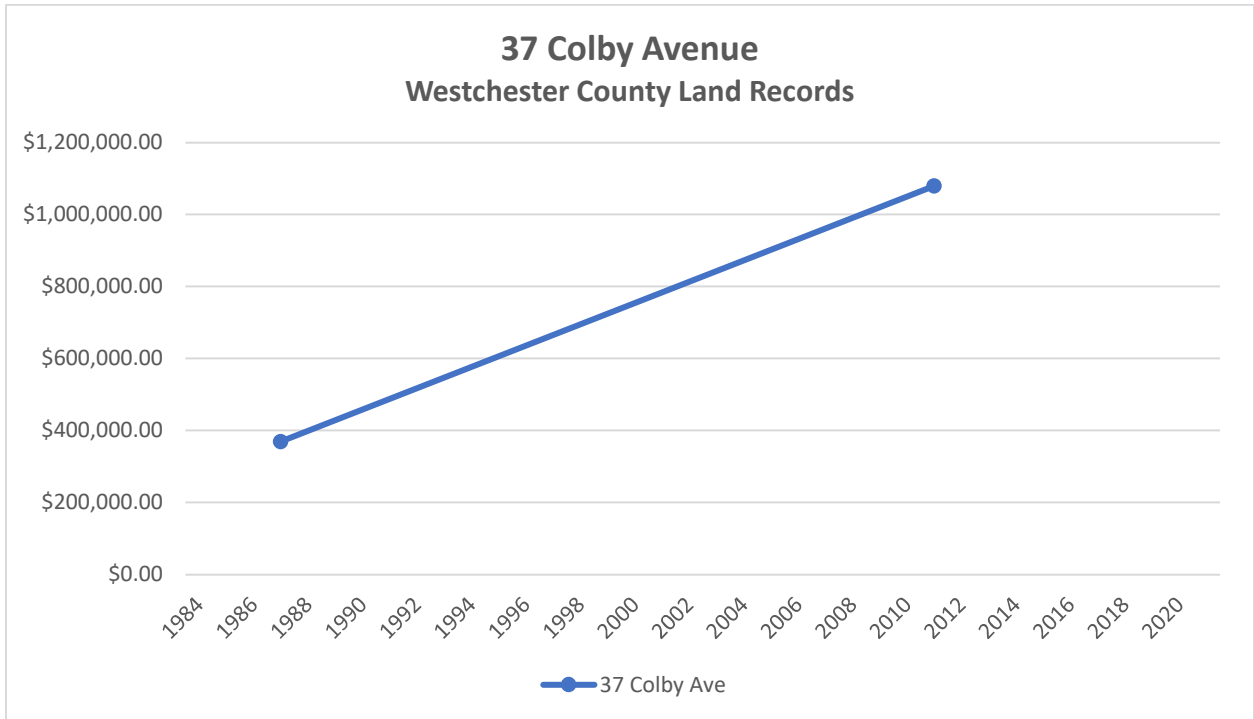
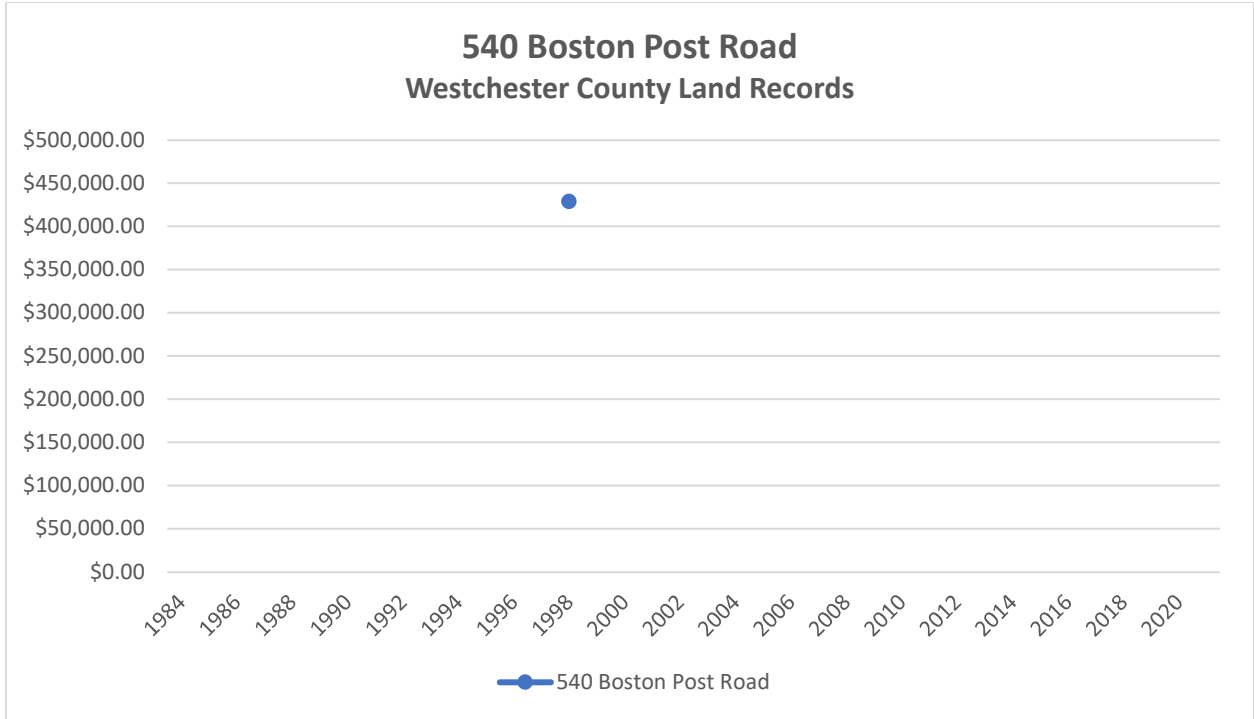


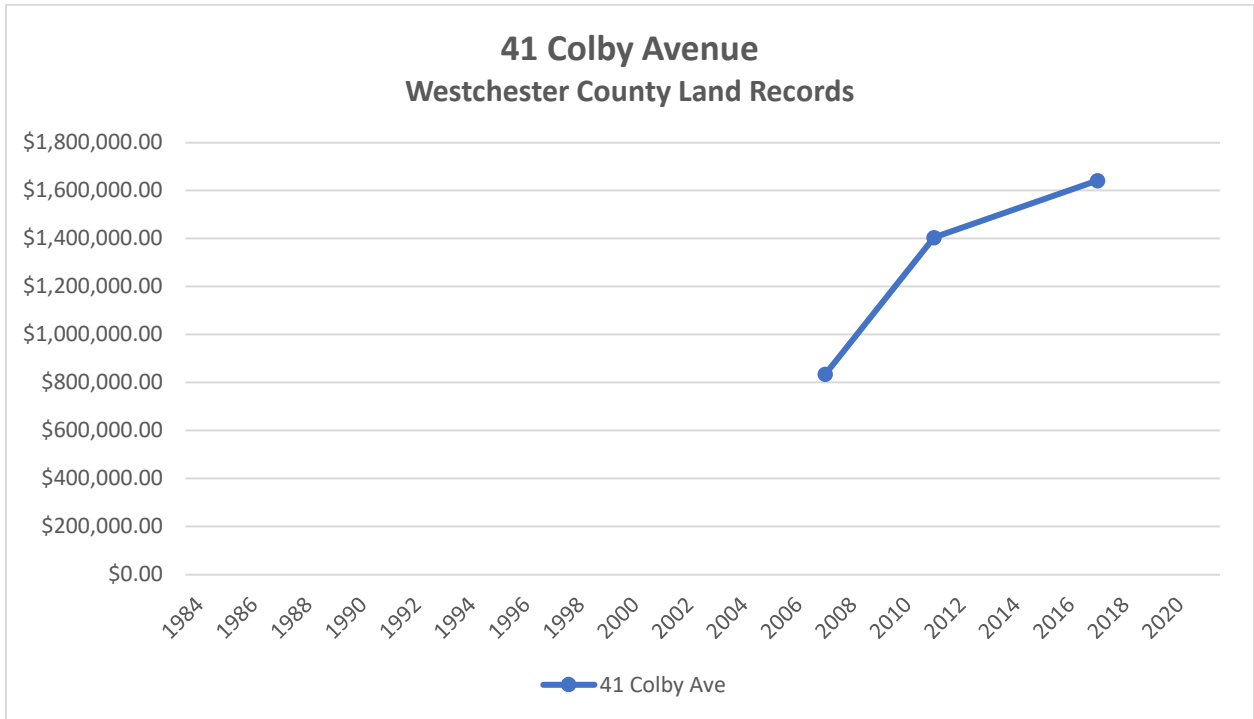
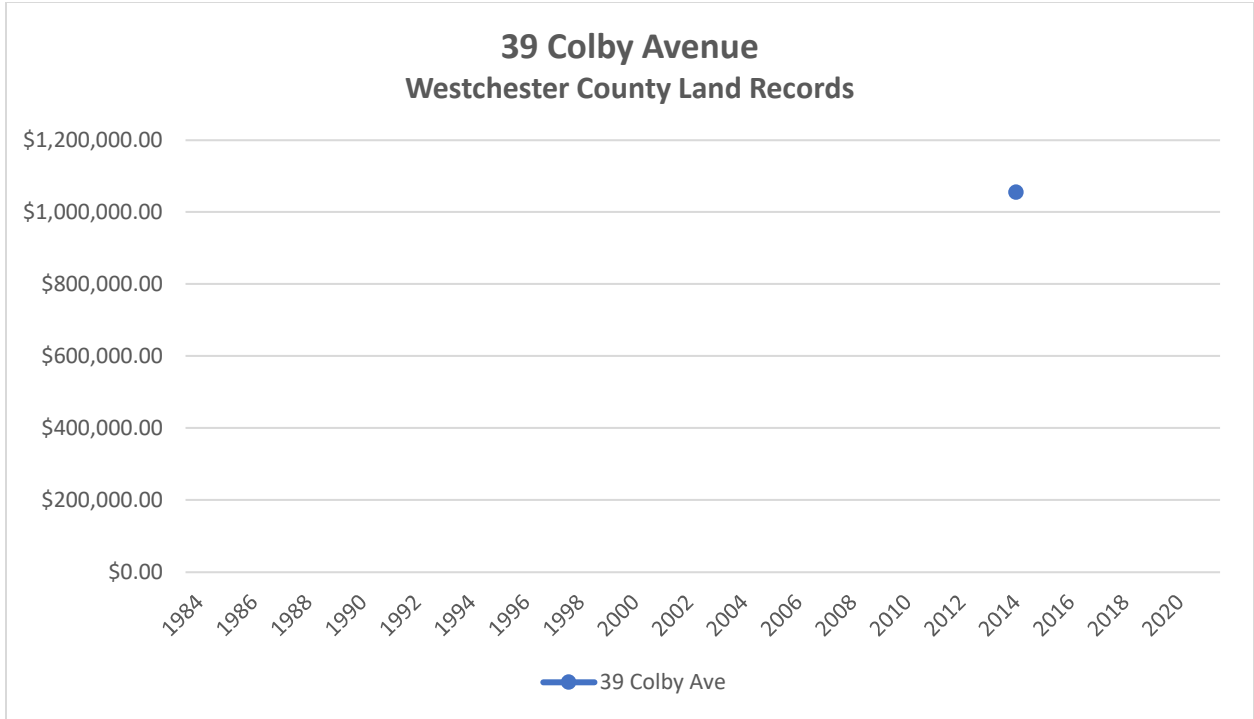


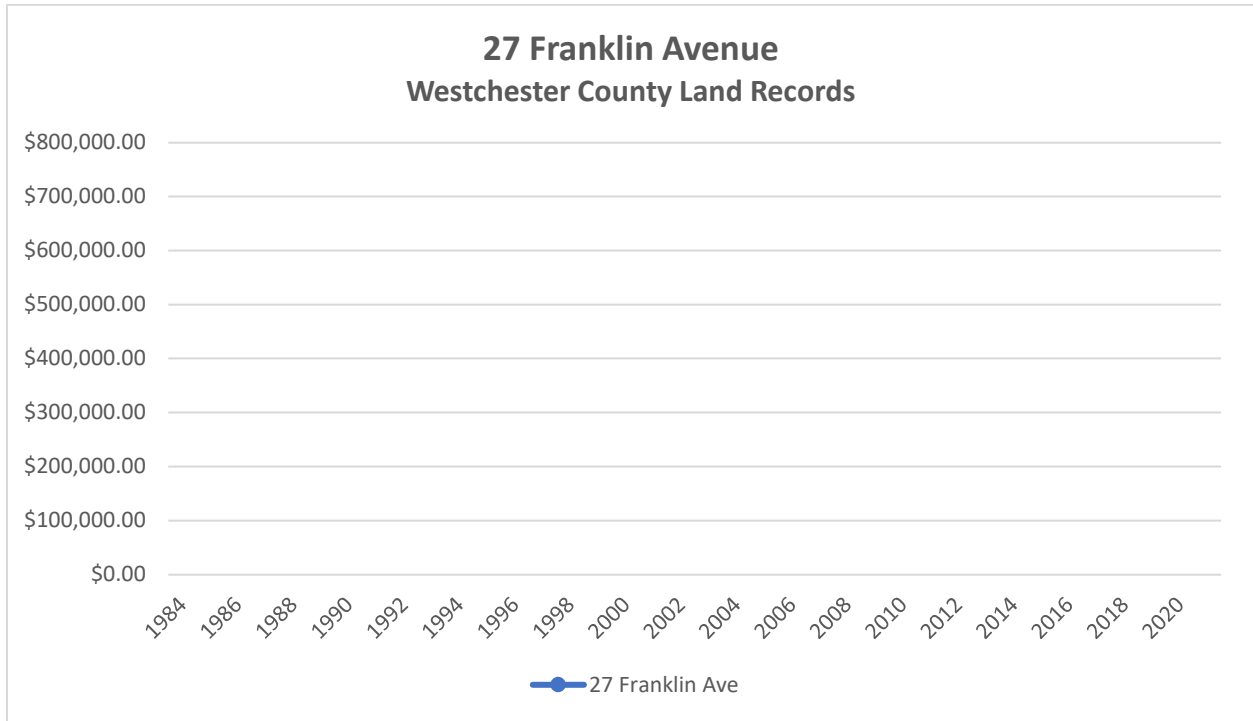
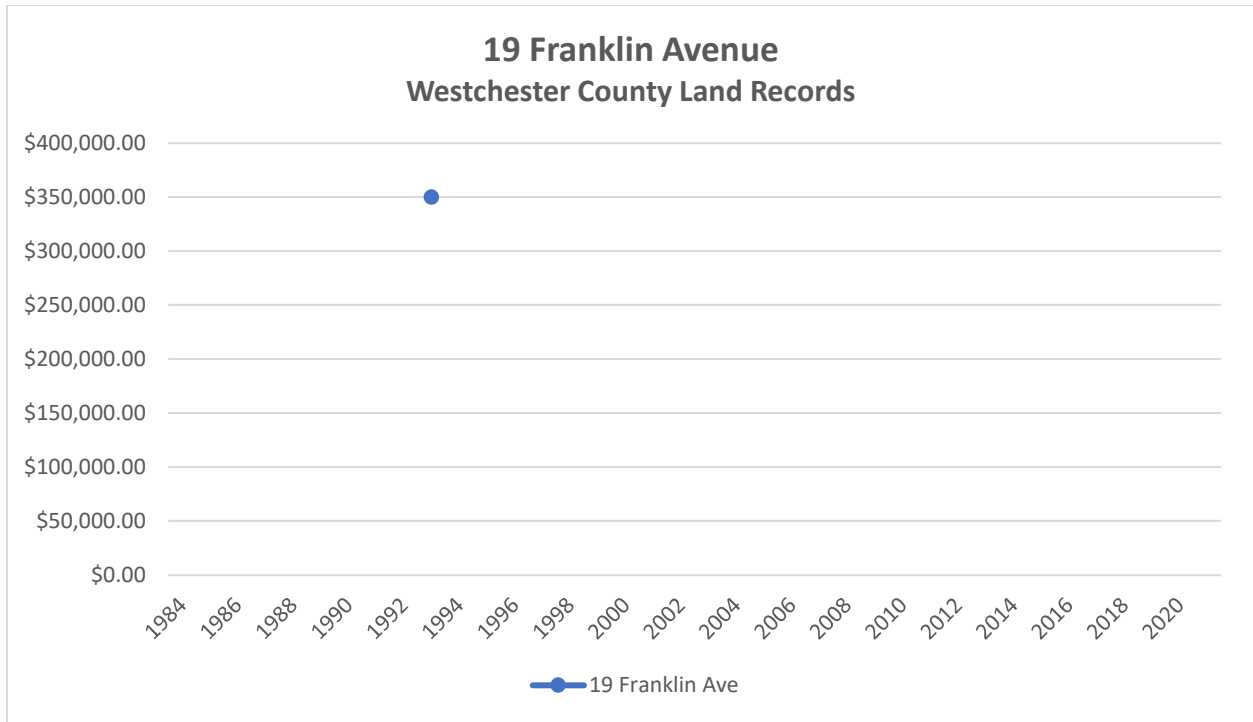


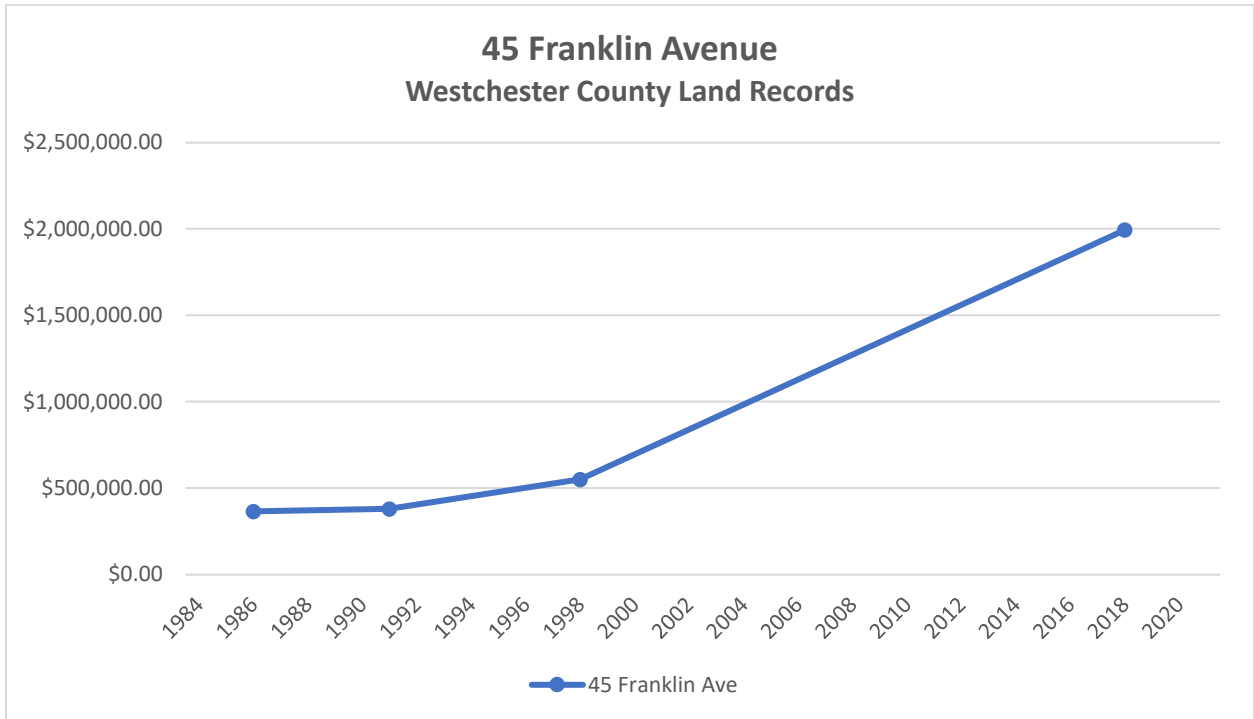
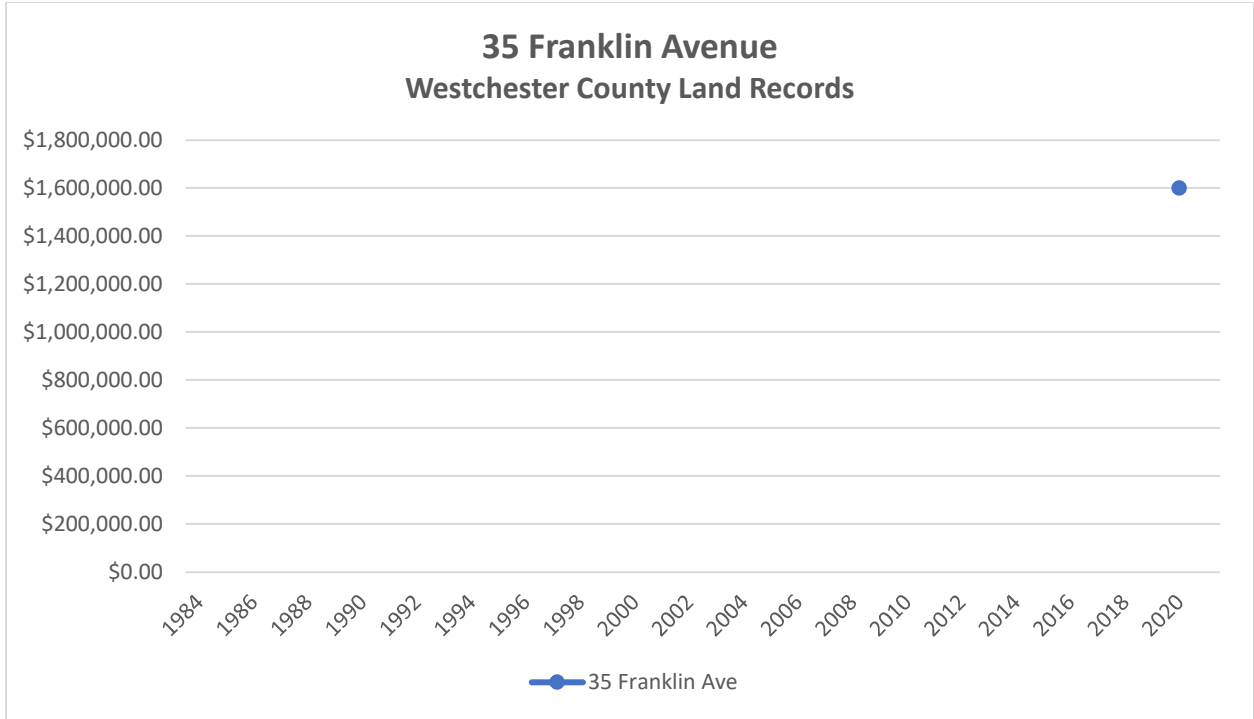


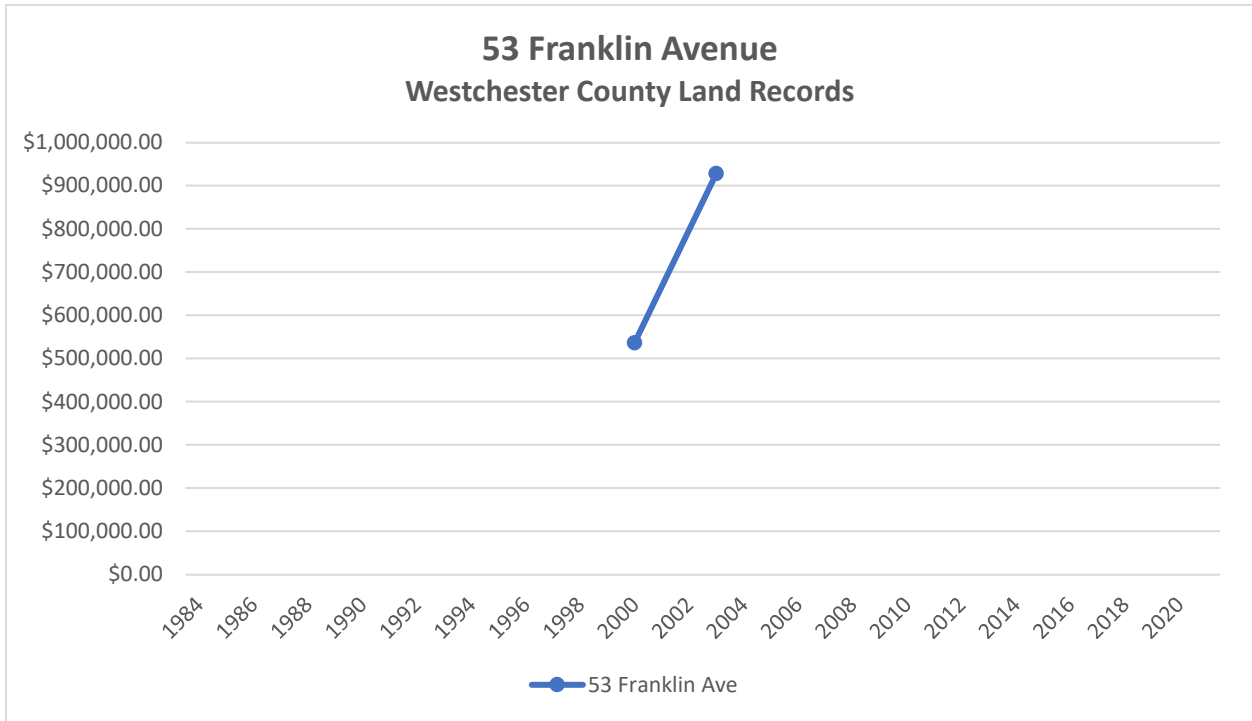
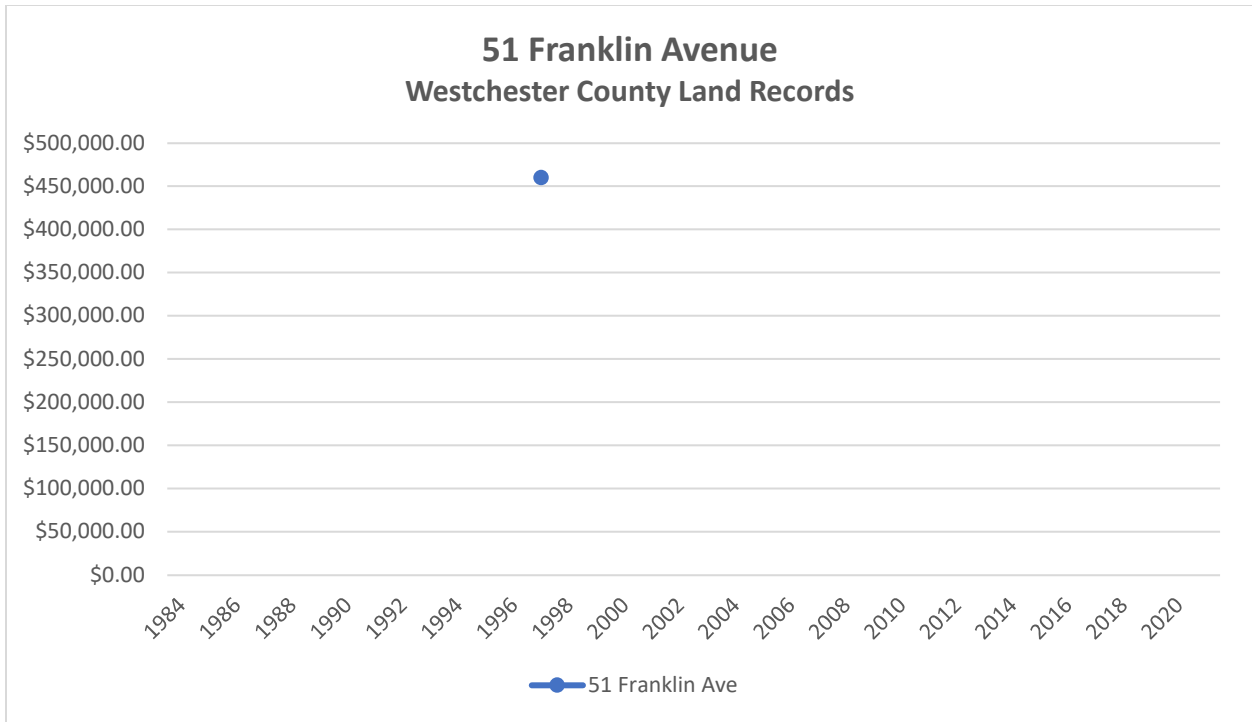


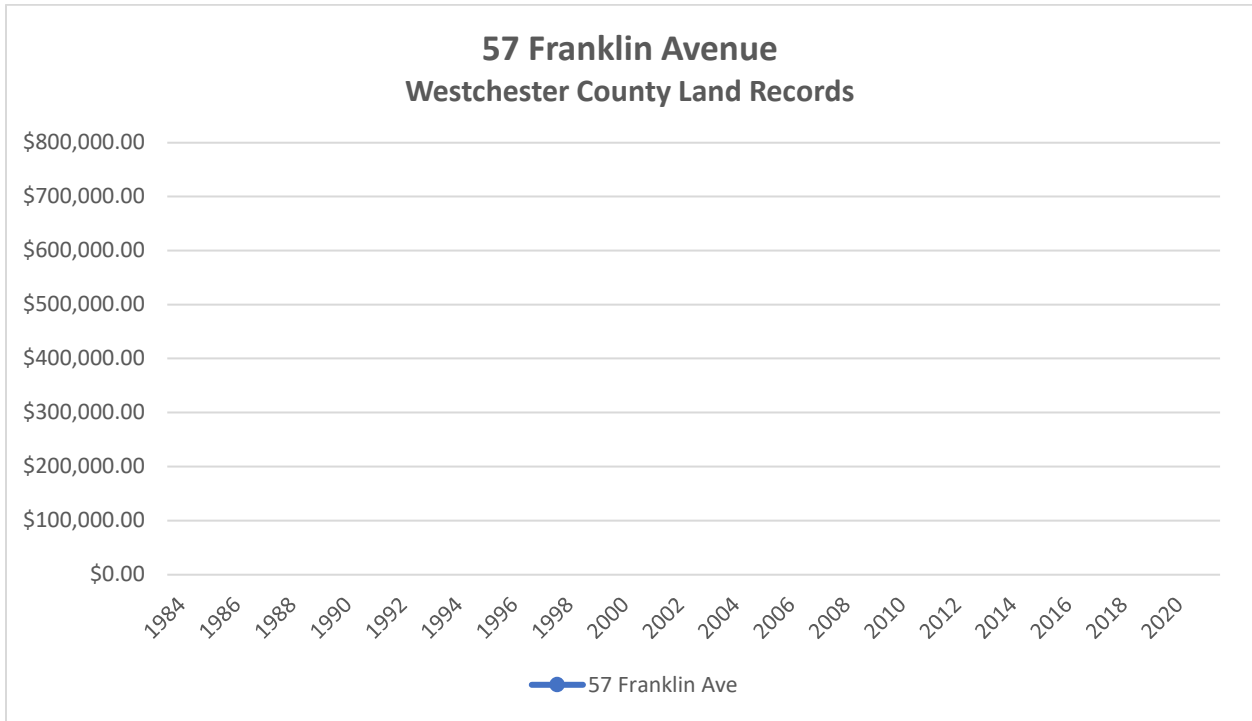
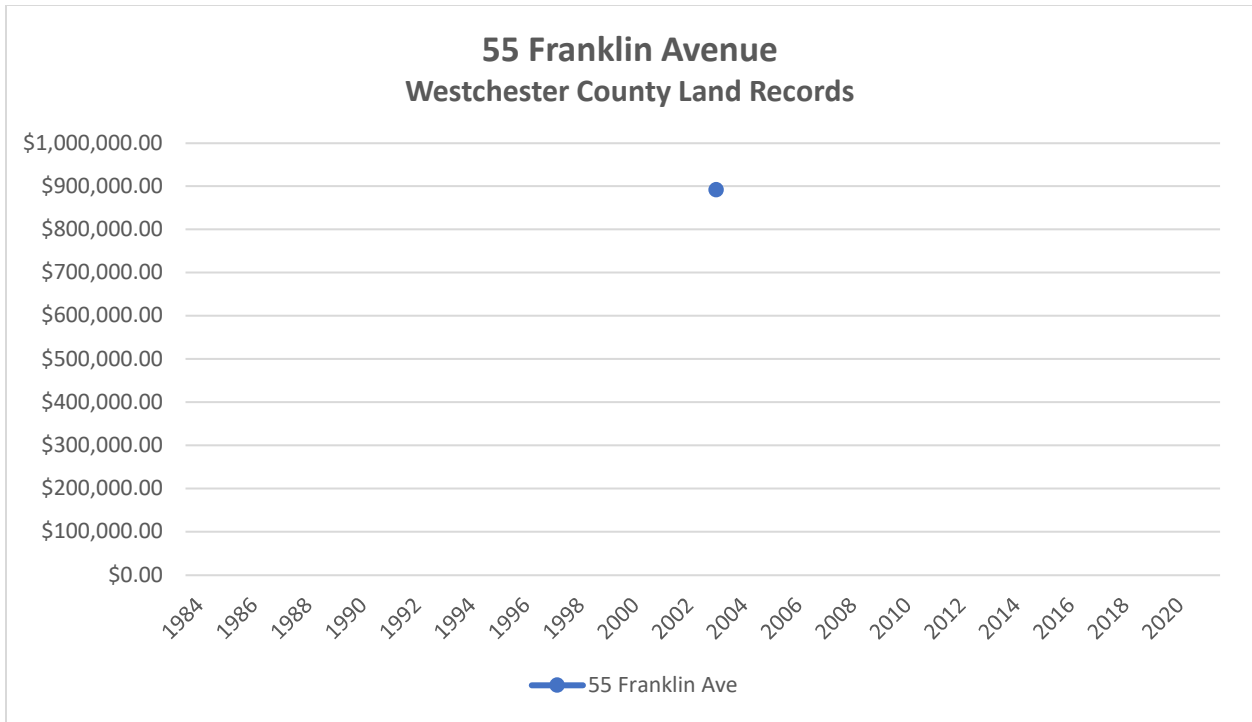


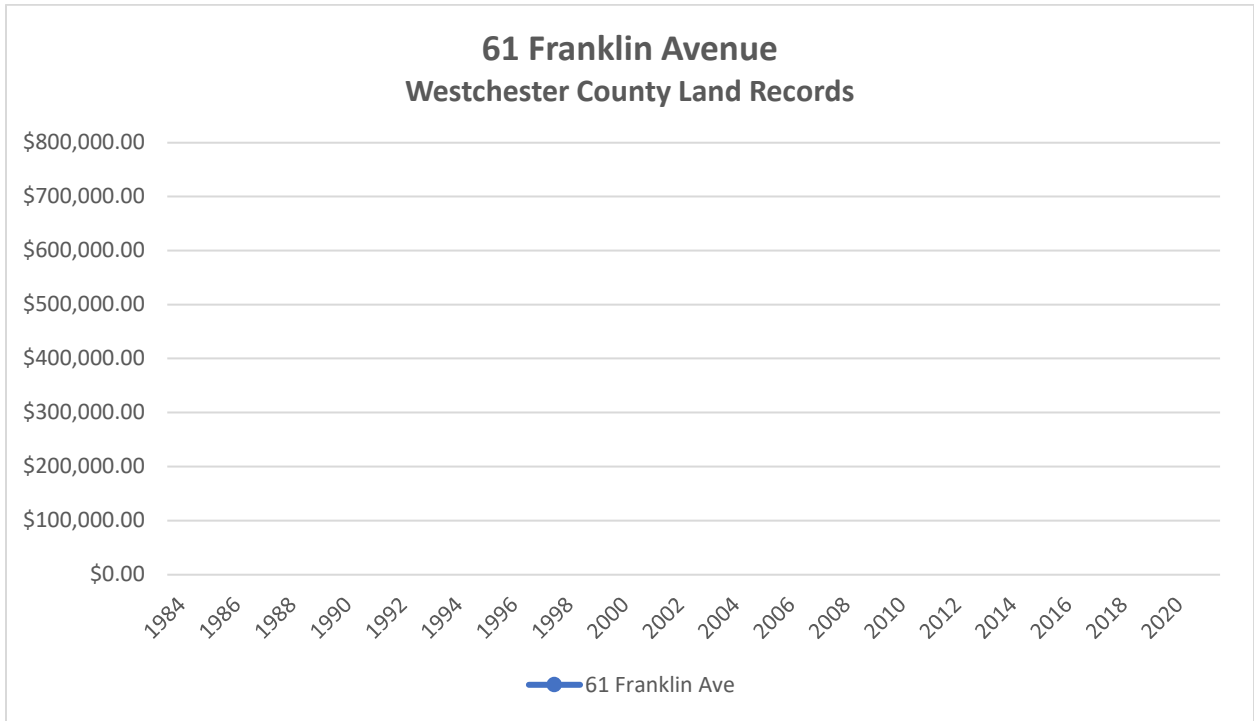
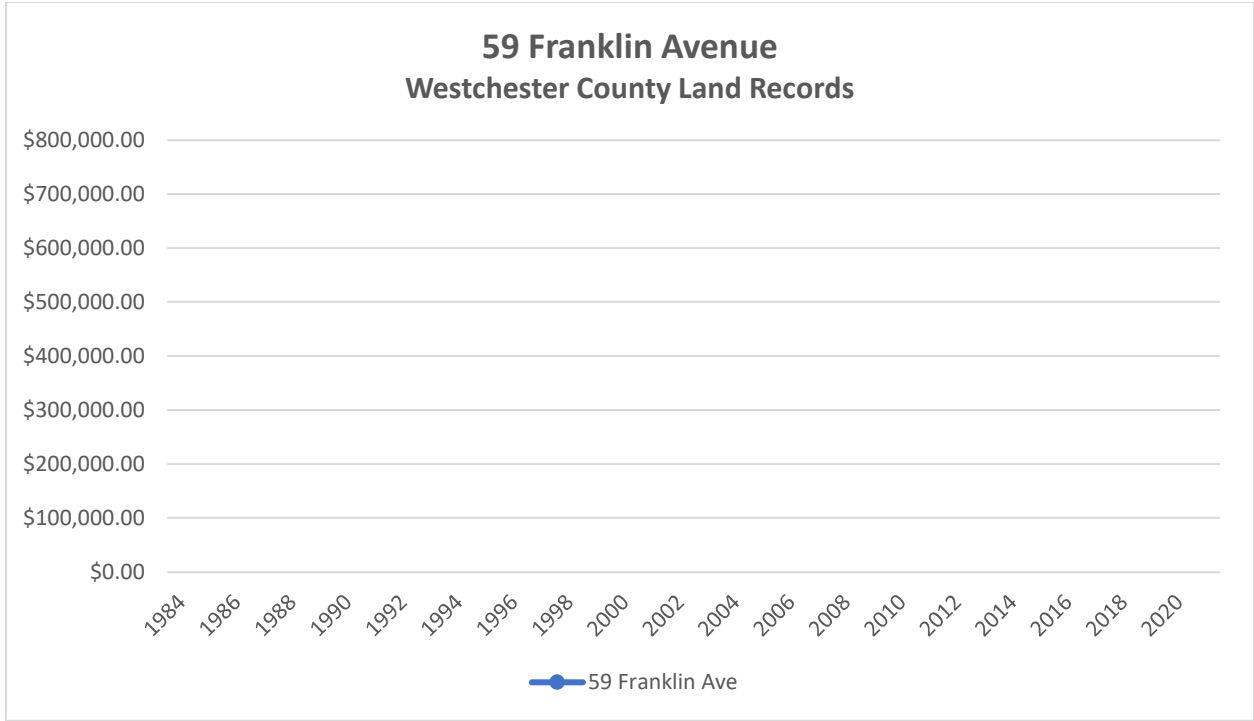


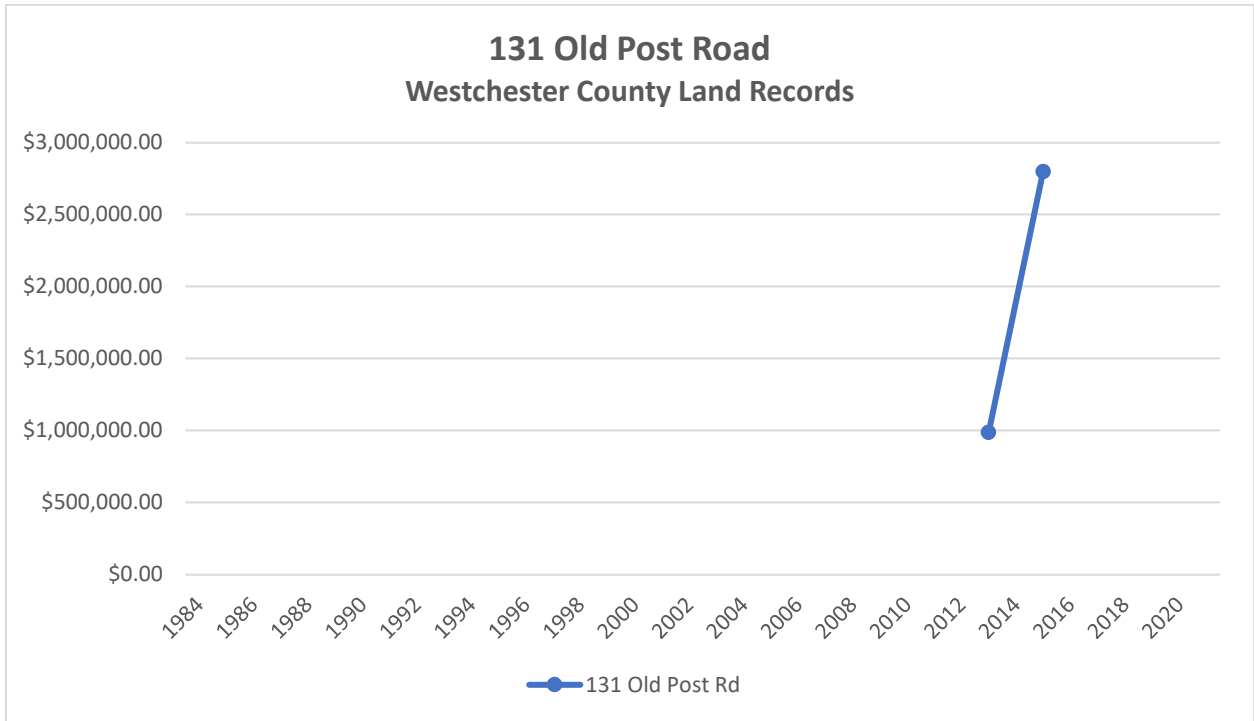
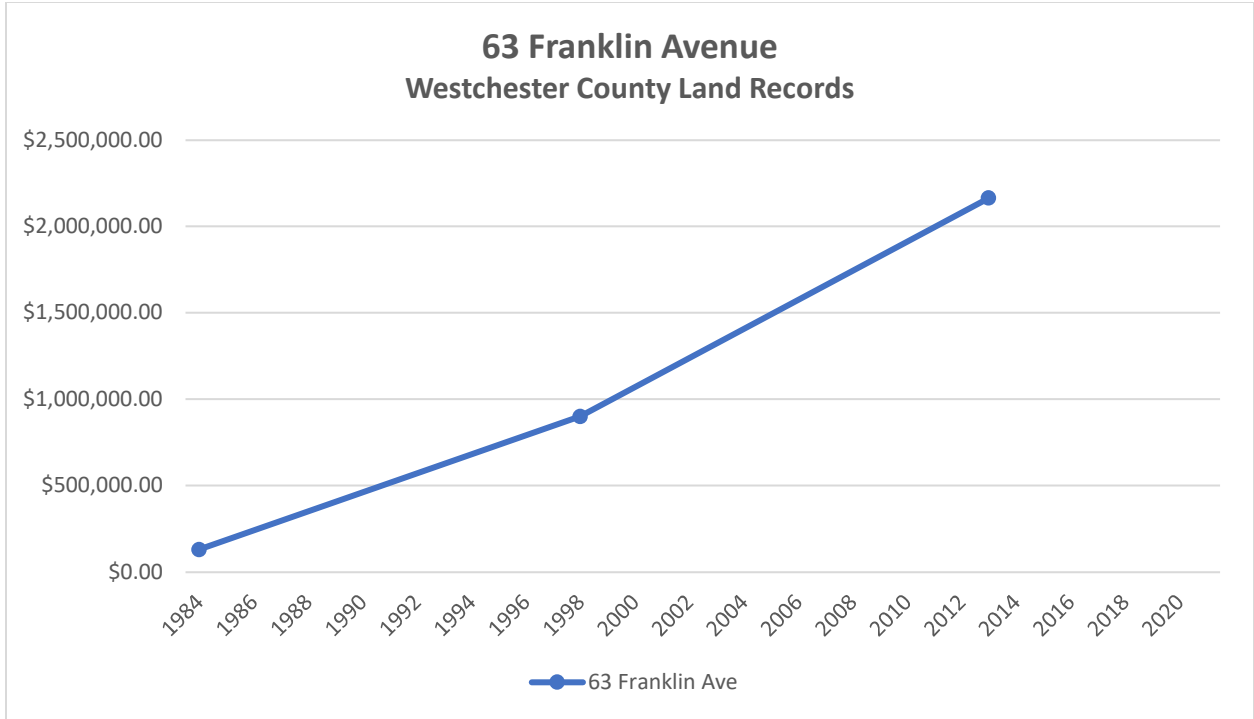


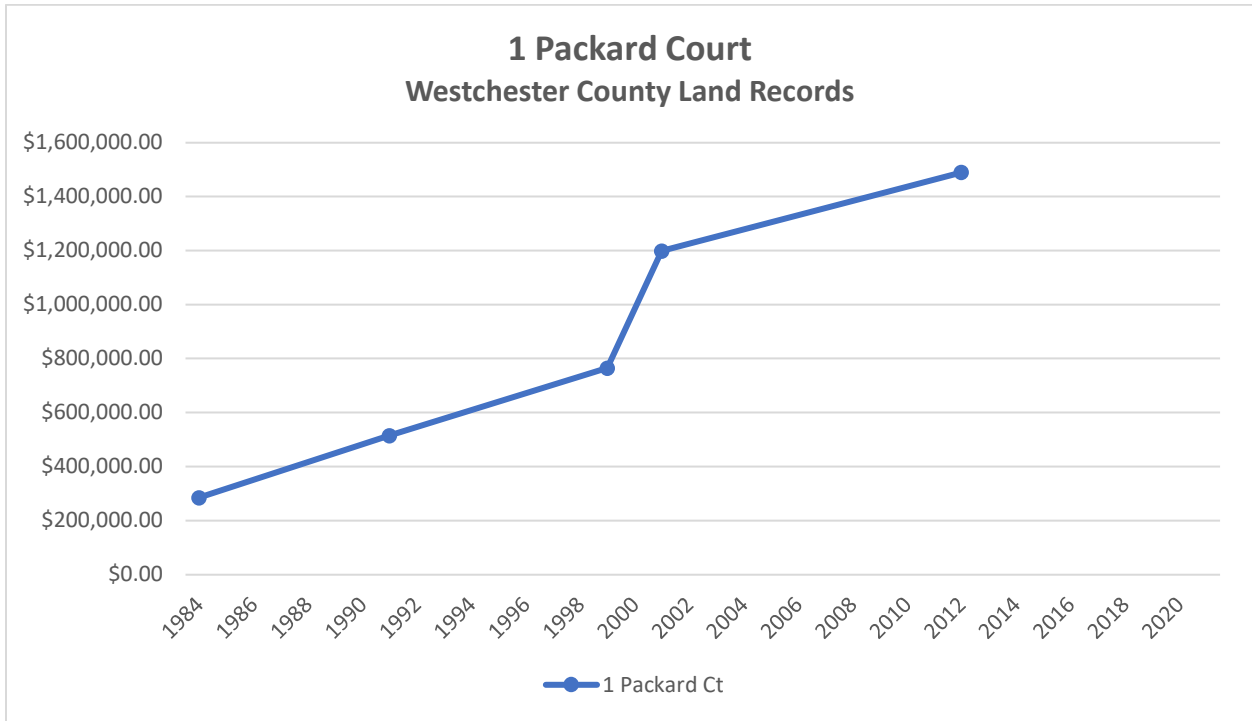
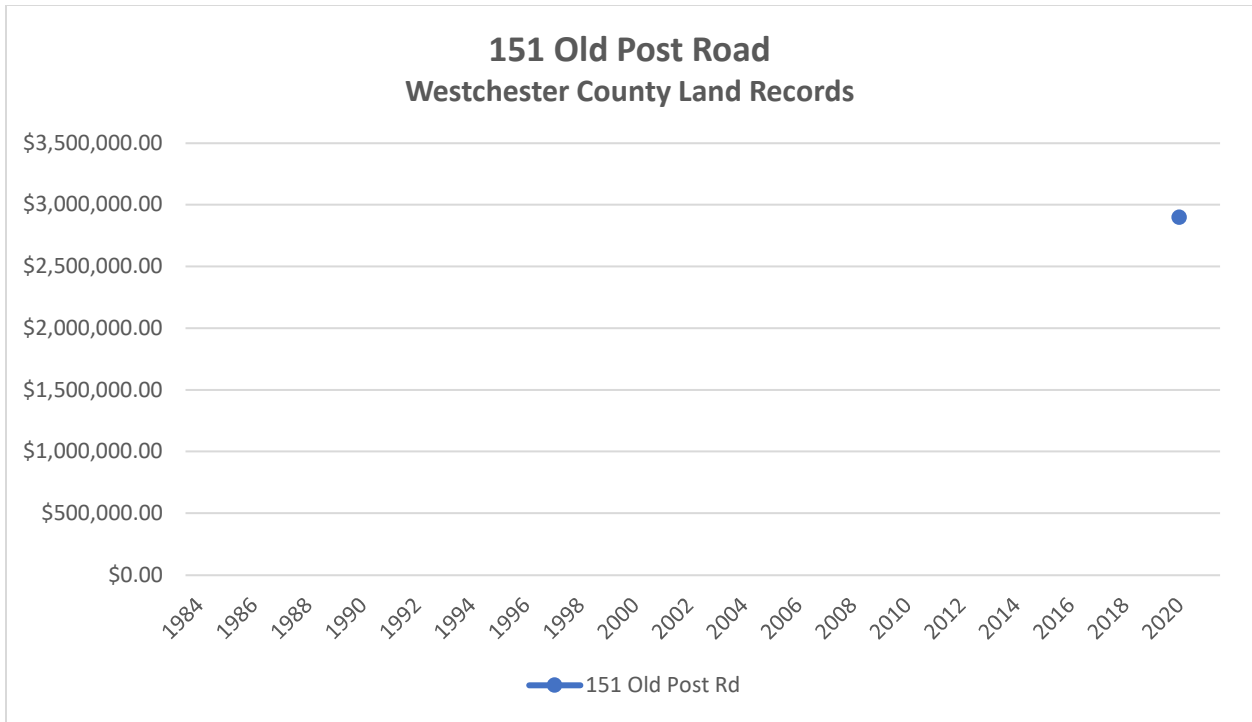


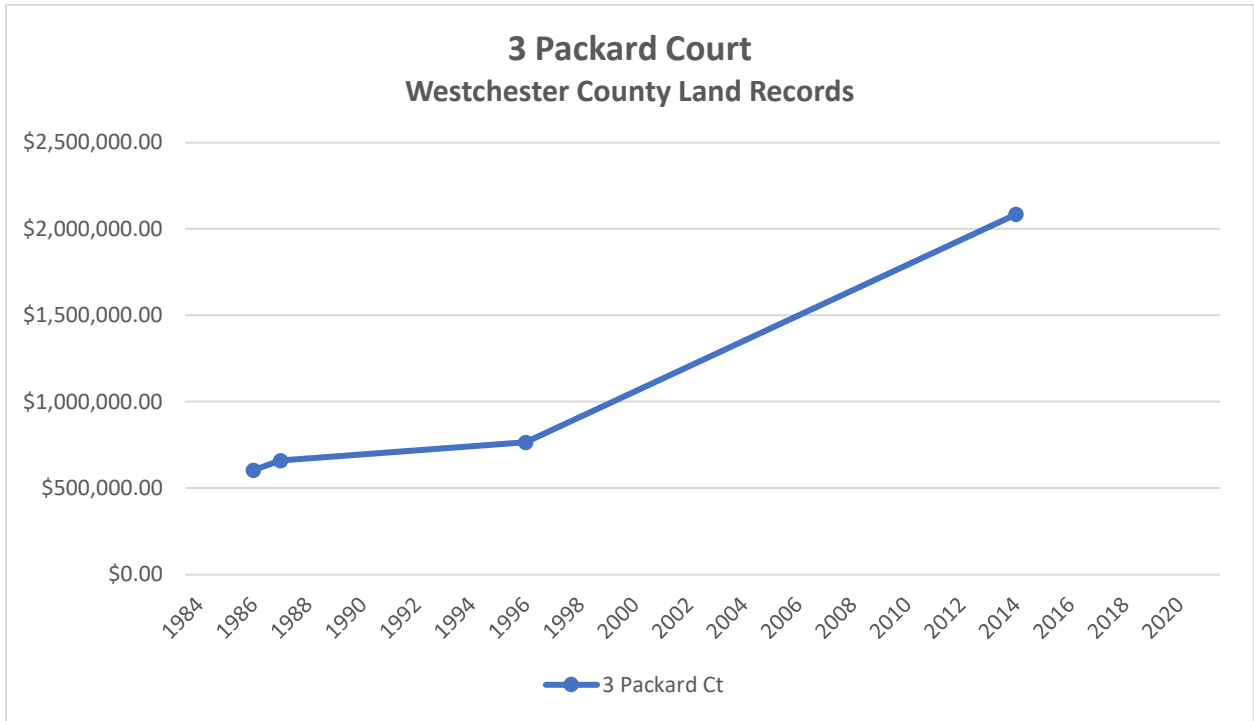
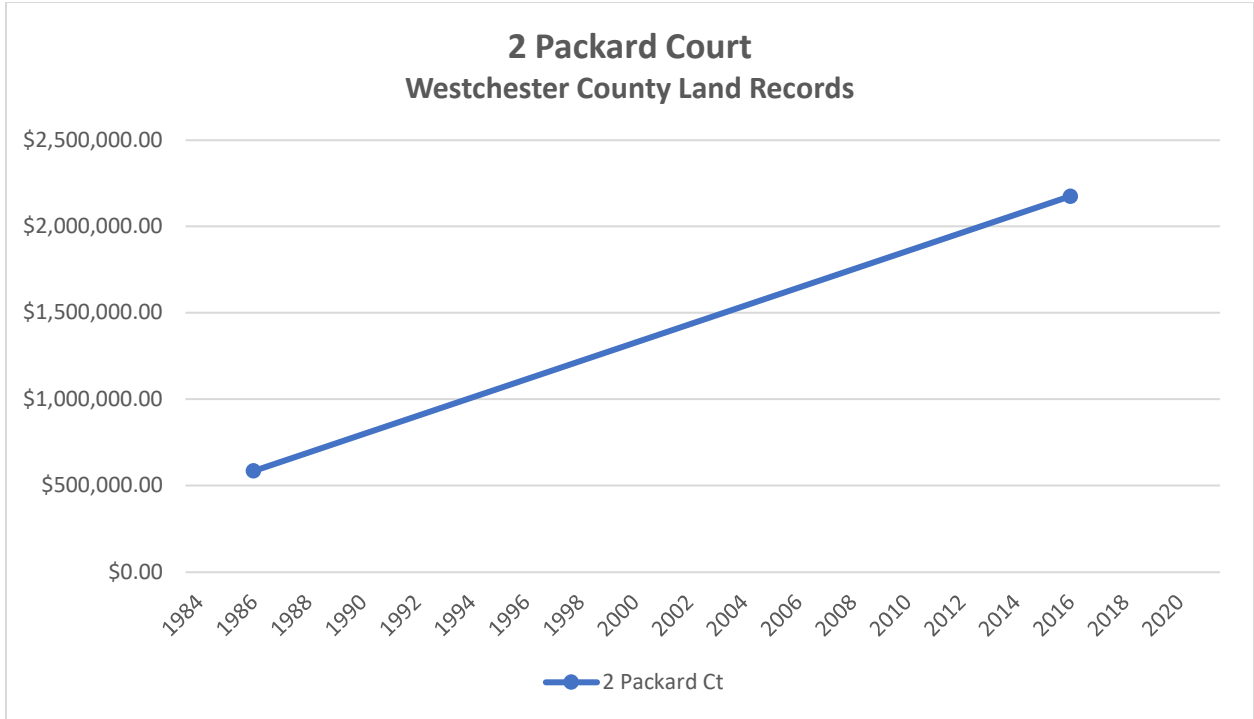


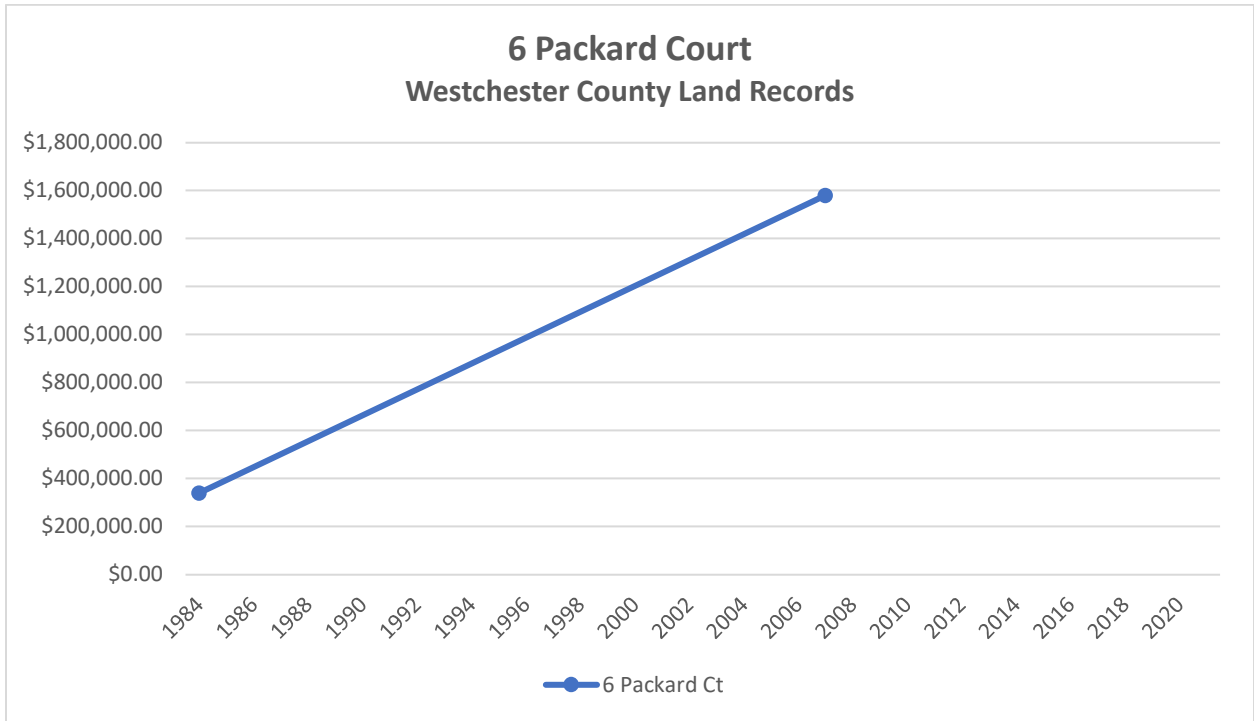
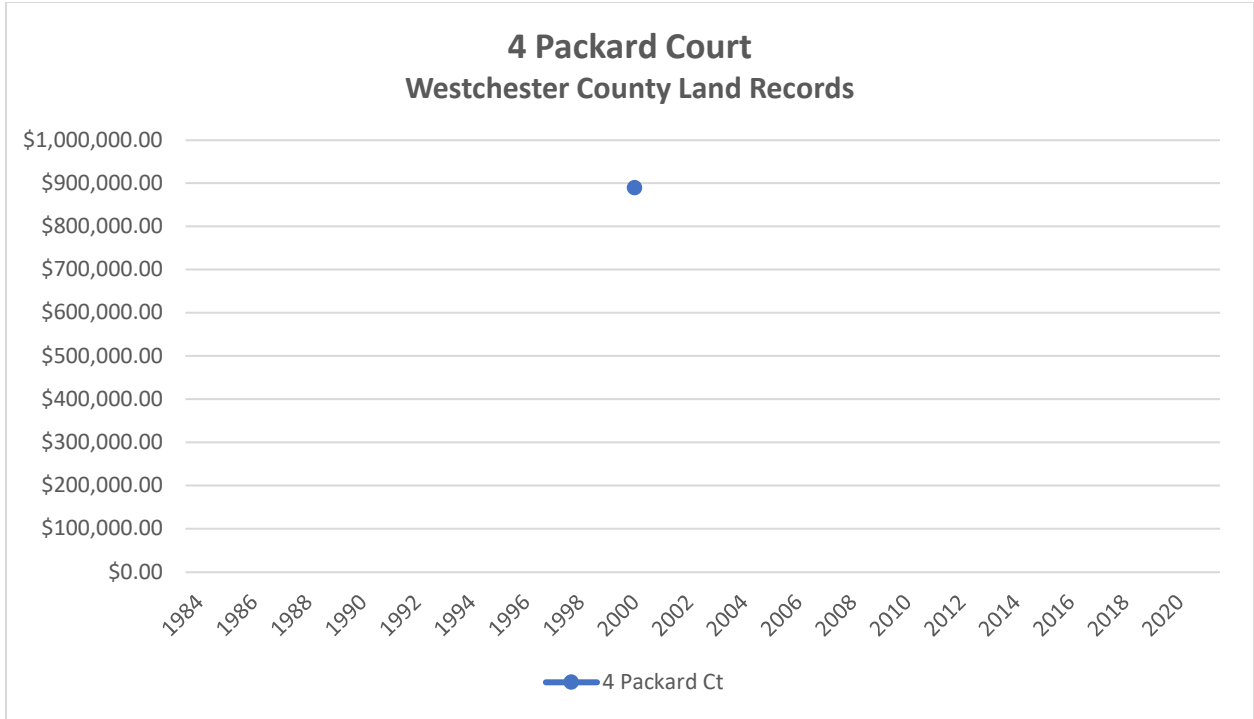


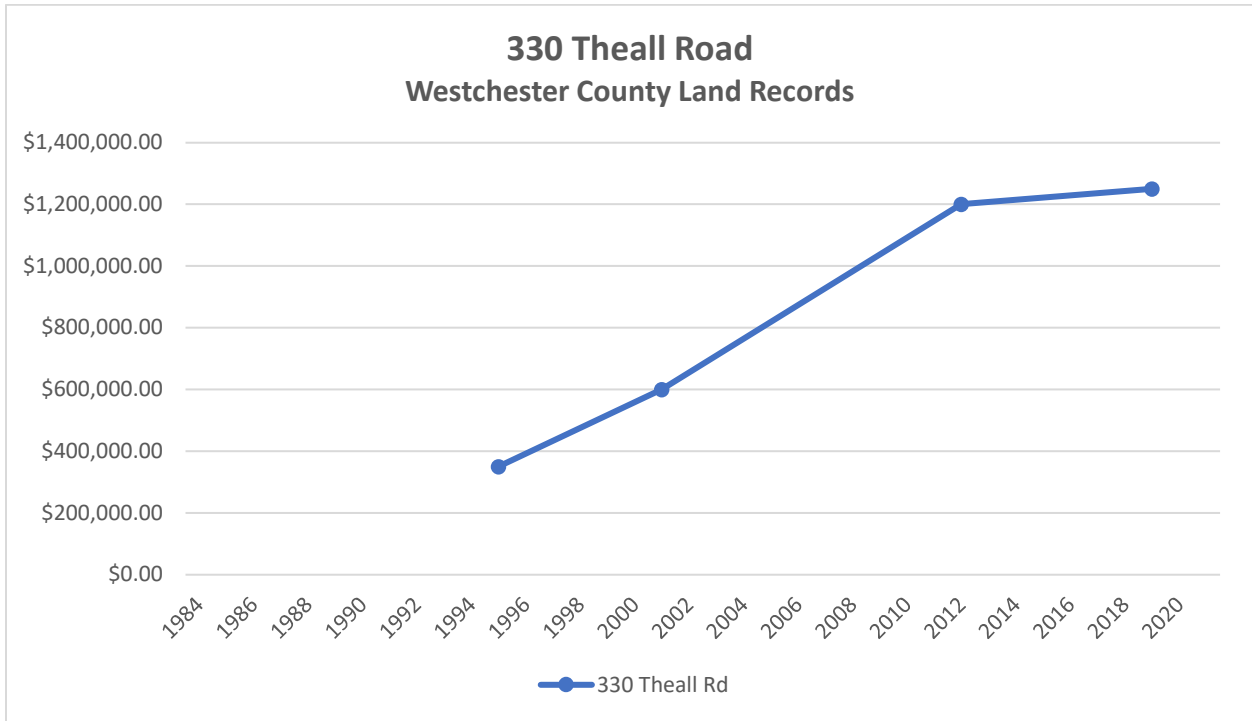
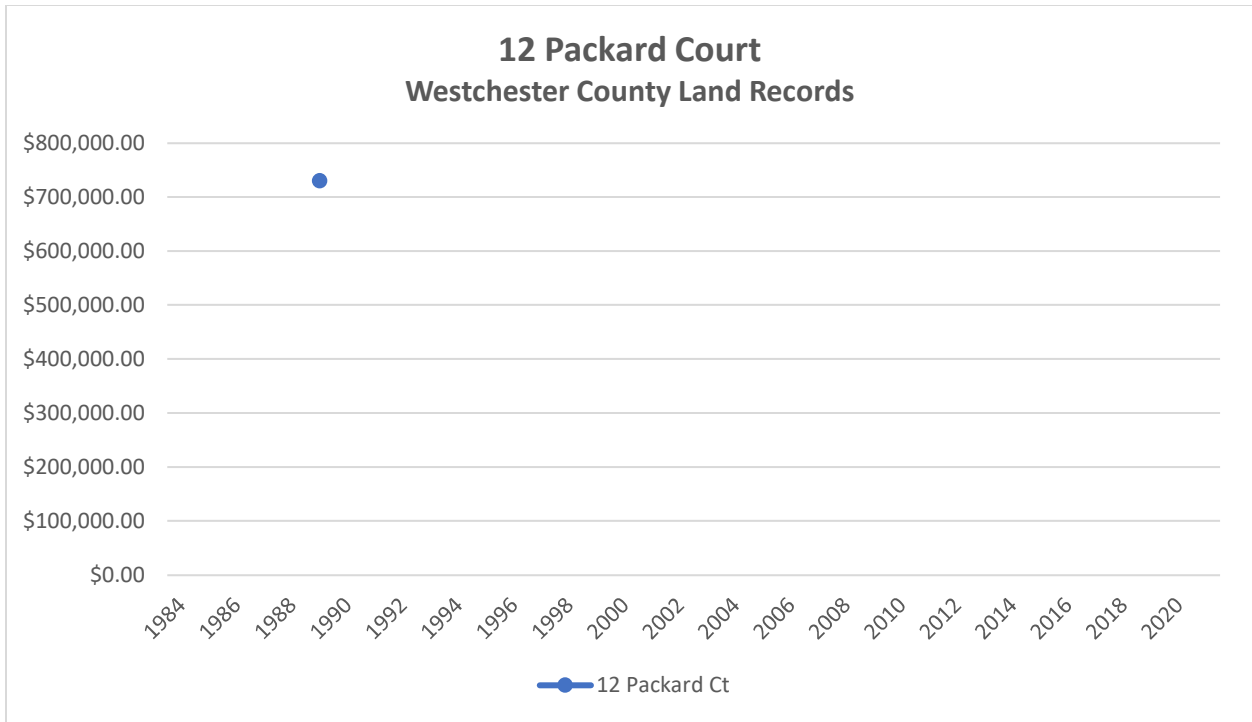












The Osborn
Rye, New York

Proposed Osborn Zoning Amendments and Residential Property Values

ATTACHMENT B

1 Osborn Road



422750111DEDC

Control Number 422750111	WIID Number 2002275-000062	Instrument Type DED
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**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

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


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

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

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

2nd PARTY

1: WOODRUFF ROBERT W - Individual 1: AGARWAL ANUPAM - Individual
 2: WOODRUFF LEE M - 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
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 **2nd PARTY**
 1: COOK WILLIAM A - Individual 1: CONNORS TIMOTHY J Jr - Individual
 2: COOK LYNN R - Individual 2: - Individual

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
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

2nd PARTY

1: CONNORS TIMOTHY J III - Individual 1: INDER ILANA E - Individual
 2: - 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**

Transfer Taxes

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

Dwelling Type: Exempt:
 Serial #:

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

Record and Return To

Pick-up at County Clerk's office

RANDIE PATERNO, ESQ.
12 BERKLEY DRIVE

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.



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		2nd PARTY			
1:	DEVERELL RICKY A	- Individual	1:	YU YOUNGHA	- Individual
2:	INDER ILANA E	- Individual	2:	YU SUSAN	- 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:	\$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: <input type="checkbox"/>
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
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)

JUL 9 9 36 AM '87
RECEIVED - CLERK

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

MH 12-

585,000.00
CONSIDERATION

RECEIVED
\$ 7340.00
REAL ESTATE
JUL - 9 1987
TRANSFER TAX
WESTCHESTER
COUNTY

19735

DATE _____

MORTGGE. 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

ADDITIONAL COMMENTS

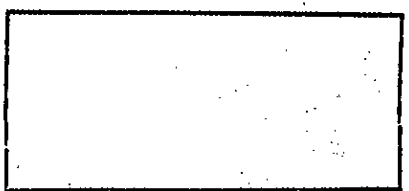
TERMINAL No. DATE RETURNED

871904030

WITNESS MY HAND AND OFFICIAL SEAL
Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

0000058000 07/09/87CPA/DE 12.00
07:33

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.



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.



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

2nd PARTY

1: PULLMAN HENRY - Individual 1: WHITTINGTON COLIN M - Individual
 2: PULLMAN GAIL - 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. Idroni
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		2nd PARTY			
1:	WHITTINGTON COLIN M	- Individual	1:	PATRICK KEHOE & DANIELA ARREDONDO REVOCABLE T	- Other
2:	YI LO MAN	- Individual	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: <input type="checkbox"/>
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
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

**PATRICK KEOHE
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
1430H

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 AM 11:02
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

903998B030 06/16/89CPA/DE 18.00
11:33

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

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

TRANSFER TAXES

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

SERIAL NUMBER:

DWELLING:

RECORDING DATE: 8/27/2007

TIME: 14:31:00

**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:
LAMB DEN & GARDNER PC
14 ELM PLACE**

RYE, NY 10580

9 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.



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

2nd PARTY

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



*** 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
CONSIDERATION

SERIAL NO.
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 2940.00
TRANSFER TAX# 0004548

 DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD

TITLE COMPANY NUMBER:
EXAMINED BY JLG1
TERMINAL CTRL# 94292Q001
DATE RETURNED

0000440000 10/19/94CPA/DE 53.00
11:55

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

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

TRANSFER TAXES

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

SERIAL NUMBER:
DWELLING:

RECORDING DATE: 7/11/2007
TIME: 12:17:00

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

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.



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 **2nd PARTY**
 1: NORR PER O - Individual 1: LOUW NICHOLAS - Individual
 2: NORR LENA C - 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
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

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.



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 **2nd PARTY**
 1: DUNN ROBERT J - Individual 1: BROWN ROBERT - Individual
 2: DUNN PHYLLIS K - 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
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



*** 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: 11201
PAGE : 347

REC'D TAX ON ABOVE MTGE:	
YONKERS	\$ <u> </u>
BASIC	\$ <u> </u>
ADDITIONAL	\$ <u> </u>
SUBTOTAL	\$ <u> </u>
MTA	\$ <u> </u>
SPECIAL	\$ <u> </u>
TOTAL PAID	\$ <u> </u>
	=====

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

TOTAL PAID
53.00

\$ 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:

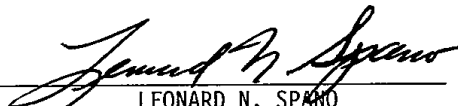
EXAMINED BY PJC1

TERMINAL CTRL# 95214W038

DATE RETURNED

0000548000 08/02/95CPA/DE 53.00
09:18

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 **2nd PARTY**
 1: CHORON DOUGLAS B - Individual 1: 61 GRANDVIEW DEVELOPMENT LLC - Other
 2: - 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**

Transfer Taxes

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

Dwelling Type: Exempt:
 Serial #:

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

Record and Return To

Pick-up at County Clerk's office

judicial title
 800 westchester ave
 suite s-340
 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.



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	1:	TIMCHAK CHRISTOPHER - Individual
2:	- Other	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: <input type="checkbox"/>
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
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
12829
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 UNITS
 OVER 6 UNITS
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

ADDITIONAL COMMENTS

TERMINAL No. 701720043 DATE RETURNED _____
EXAMINED BY _____
WITNESSED BY HAND AND OFFICIAL SEAL
Andrew J. Spano
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



*** 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.	

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

LIBER: 11123
PAGE : 47

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

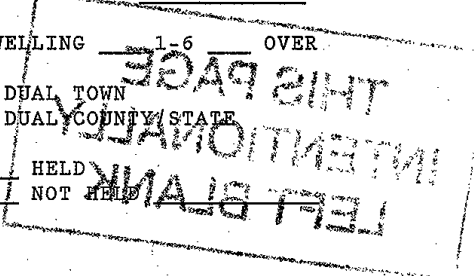
THE PROPERTY IS SITUATED
IN WESTCHESTER COUNTY,
NEW YORK IN THE:
CITY OF RYE CITY

TOTAL PAID
50.00

\$ 795000.00
CONSIDERATION

RECEIVED:
TAX AMOUNT \$ 3180.00
TRANSFER TAX# 0012149

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



TITLE COMPANY NUMBER: _____

EXAMINED BY MAC2

TERMINAL CTRL# 95096R024

DATE RETURNED _____

088867B000 04/06/95CPA/DE 50.00
10:09

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

Leonard N. Spano
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.



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: <input type="checkbox"/>
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
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 DOD
(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
11

\$ 856100
CONSIDERATION

RECEIVED
\$ 3426
JUL 14 1989
REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

15683

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. 89195K059 DATE RETURNED _____

EXAMINED BY _____
WITNESS MY HAND AND OFFICIAL SEAL
Andrew J. Spano
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

0008728000 07/14/89CPA/DE 11.00
12:16

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
Hatcher, 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 9965
PAGE 220

STAT'Y CHARGE 521
REC'ING CHARGE 6
REC. MGT. FUND 421

CROSS REFERENCE _____
CERT/RECEIPT _____

TOTAL
16

\$ 860,000
CONSIDERATION

MORTG. DATE _____
MORTG. AMOUNT _____

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

BASIC \$ _____
ADDTL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____

SERIAL No. _____

DWELLING: 1-6 OVER

RECEIVED
\$ 3440
JAN 18 1991
6279

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECEIVED
91 JAN 18 AM 11:50
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. 41018/04 DATE RETURNED

EXAMINED BY
WITNESS BY HAND AND OFFICIAL SEAL
Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

000067B000 01/18/91CFA/DE 16.00
11:54

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

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

TRANSFER TAXES

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

SERIAL NUMBER:

DWELLING:

RECORDING DATE: 9/18/2007

TIME: 13:53:00

**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

Transfer Taxes

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

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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

Record and Return To

Pick-up at County Clerk's office

GEORGE GROSSMAN, 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.



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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	MCLAUGHLIN MICHAEL L - Individual	1:	KELLER ANDREW J - Individual
2:	MCLAUGHLIN SYLVIA H - Individual	2:	KELLER HELEN S - Individual

Property

Street Address:	81 OSBORN ROAD	Tax Designation:	146.17-3-73
City/Town:	RYE CITY	Village:	

Cross-References

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: <input type="checkbox"/>
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
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 D&D 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 87027011 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 Spano
 ANDREW J. SPANO, COUNTY CLERK



K02197181



DED2



*** 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	<u>5.25</u>
REC'ING CHARGE	<u>15.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

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

TOTAL PAID
55.00

\$ 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 _____

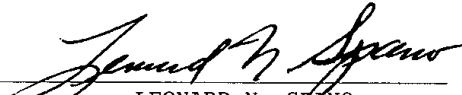
TITLE COMPANY NUMBER: 01

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
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

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

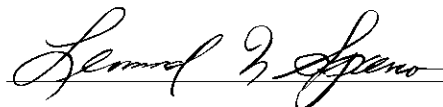
TRANSFER TAXES

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

SERIAL NUMBER
DWELLING

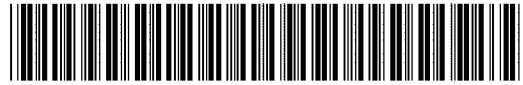
RECORDING DATE 04/18/2000
TIME 07:50:00

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:
Future title Co. Inc.
59 South Greeley Ave.
Chappaqua, NY 10514

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.



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		2nd PARTY			
1:	MACDONALD ROBERT C	- Individual	1:	VELASQUEZ JACK	- Individual
2:	LANSKY ALEXANDRA S	- Individual	2:	VELASQUEZ KATE	- Individual

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: <input type="checkbox"/>
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
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



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
30 JUL 30 AM 10:29
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. 90211007 DATE RETURNED

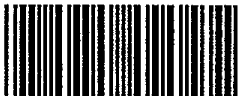
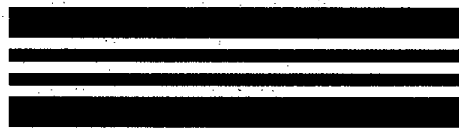
EXAMINED BY
WITNESS BY HAND AND OFFICIAL SEAL
Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

0000548000 07/30/90CRA/DE 16.00
10:46

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 _____

0000838000 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



*** 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

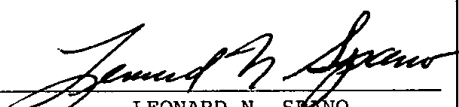
DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____

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
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**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

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

TRANSFER TAXES

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

SERIAL NUMBER
DWELLING

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

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: 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		2nd PARTY			
1:	ROOT ANDREW	- Individual	1:	PRITCHARD ROBERT	- Individual
2:	ROOT TARA	- 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: <input type="checkbox"/>
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
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		2nd PARTY			
1:	PRITCHARD ROBERT	- Individual	1:	PLUMMER SEAN S	- Individual
2:	MARTIN LAURA	- 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: <input type="checkbox"/>
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
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

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.



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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	ANNE DONNELLY TRUST	- Other	1: 61 GRANDVIEW DEVELOPMENT LLC
2:	DONNELLY ANNE G	- Individual	2:
2nd PARTY			
			- Other

Property

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

Cross-References

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: <input type="checkbox"/>
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

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.



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: <input type="checkbox"/>
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

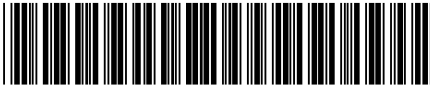
Record and Return To

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

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

TRANSFER TAXES

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

SERIAL NUMBER:

DWELLING:

RECORDING DATE: 10/24/2005

TIME: 17:06:00

**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:
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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	PICKUP LESLIE B - Individual	1:	SLATTERY JAMES F - Individual
2:	PICKUP SCOTT D - Individual	2:	SLATTERY ANNE K - Individual

Property

Street Address:	125 OSBORN ROAD	Tax Designation:	146.17-3-67
City/Town:	RYE CITY	Village:	

Cross-References

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: <input type="checkbox"/>
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. Idroni
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		2nd PARTY			
1:	SLATTERY JAMES F	- Individual	1:	SIBSON DUNCAN W	- Individual
2:	SLATTERY ANNE K	- 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: <input type="checkbox"/>
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
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 HTGE AMT _____

RECORDING CHARGE 6 EXEMPT YES _____ NO _____

FILING CHARGE 1 REC'D TAX ON ABOVE HTGE _____

CROSS REFERENCE _____ BASIC \$ _____

CERT/RECEIPT _____ ADDITIONAL \$ _____

Subtotal \$ _____

SPECIAL \$ _____

TOTAL \$ _____

SERIAL NO _____

- 02 BEDFORD
- 06 CORTLANDT
- 09 EASTCHESTER
- 11 GREENBURGH
- 12 HARRISON
- 16 LEWISBORD
- 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 390.000.00

RECEIVED
\$ 1291.00
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 12.00

		<p>SECTION _____</p> <p>BLOCK _____</p> <p>LOT _____</p> <p>VILLAGE _____</p> <p>TOWN _____</p> <p>COUNTY _____</p> <p>RECORD AND RETURN TO:</p>
--	--	--

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-

\$ 467,500-
CONSIDERATION

RECEIVED
\$ 1870-
APR 13 1988
REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

12513

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 _____
887045016

EXAMINED BY C
WITNESS MY HAND AND OFFICIAL SEAL
Andrew J. Spano
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

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.



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

2nd PARTY

1: OCALLAGHAN ANTHONY J	- Individual	1: COGNETTI MATTHEW M	- Individual
2: OCALLAGHAN PATRICIA J	- 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: <input type="checkbox"/>
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 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
REC'D TAX ON ABOVE MTGE:
YONKERS \$ _____
BASIC \$ _____
ADDITIONAL \$ _____
SUBTOTAL \$ _____
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ _____

LIBER: 12397
PAGE: 176

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 _____

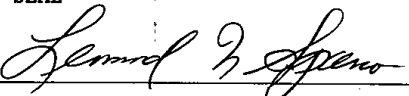
RECEIVED:
TAX AMOUNT \$ 1676.00
TRANSFER TAX# 0003794

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
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

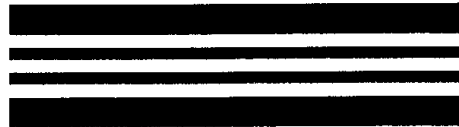
15.00

		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
 ANDREW J. SPANO, COUNTY CLERK



K03097031



DED2



*** 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: 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

TOTAL PAID
52.00

\$ 400000.00
CONSIDERATION

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

RECEIVED:
TAX AMOUNT \$ 1600.00
TRANSFER TAX# 0010233

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

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.



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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
1:	SCHWAB JAMES - Individual	1:	HAINES CRAIG - Individual
2:	ELLIS-SCHWAB SUSAN - Individual	2:	HAINES MARY A - Individual
2nd PARTY			

Property

Street Address:	2 COOLIDGE AVENUE	Tax Designation:	146.17-1-19
City/Town:	RYE CITY	Village:	

Cross-References

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: <input type="checkbox"/>
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. Idroni
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 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: 10614
PAGE : 255

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

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

TOTAL
50.00

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

\$ 372000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1488.00
TRANSFER TAX# 0012898

DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD

TITLE COMPANY NUMBER: _____

EXAMINED BY TDM1

TERMINAL CTRL# 93187G030

0000488000 07/06/93CPA/DE 50.00
09:58

DATE RETURNED _____

Or

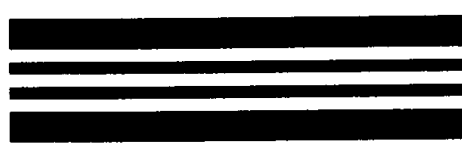
I HEREBY CERTIFY THAT THE ABOVE
INFORMATION FEES AND TAXES ARE
CORRECT
WITNESS MY HAND AND OFFICIAL SEAL

Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

540 Boston Post Road



E00898264



DED2



*** 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>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

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

LIBER: <u>12132</u>
PAGE : <u>77</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

TOTAL PAID
49.00

\$ <u>429000.00</u>
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

DUAL TOWN

DUAL COUNTY/STATE

HELD

NOT HELD _____

RECEIVED:

TAX AMOUNT \$ 1716.00

TRANSFER TAX# 0003041

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

Handwritten mark

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

CONSID 320,000.00

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

14090

ANDREW J. SPANO
 WESTCHESTER COUNTY CLERK

- 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 41071083 TRANSFER FEES NO _____ DATE RET'D _____

000070 000 03/10/07CPA/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

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.



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		2nd PARTY	
1: VERLIN RICHARD P	- Individual	1: MASCOLO PABLO	- Individual
2: VERLIN MARY	- 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: <input type="checkbox"/>
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
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

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.



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		2nd PARTY	
1: BENNETT ELEANOR G	- Individual	1: BOUTON MARY A	- Individual
2: COLLEARY EILEEN	- 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

Transfer Taxes

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

Dwelling Type: Exempt:
 Serial #:

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. Idroni
Westchester County Clerk

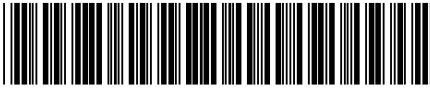
Record and Return To

Pick-up at County Clerk's office

Round Hill Title Agency, Inc.
32 Field Point Road

Greenwich, CT 06830

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

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

TRANSFER TAXES

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

SERIAL NUMBER:
DWELLING:

RECORDING DATE: 12/21/2007
TIME: 10:40:00

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

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.



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@allny.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

2nd PARTY

1: 41 COLBY AVE CORP - Other 1: AMSTUTZ ANDREW F - Individual
 2: 2: AMSTUTZ ELLEN - 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
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

Kelly A. Molloy, Esq.
 44 Mitchell Place
 Greenwich, CT 06831

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.



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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
		2nd PARTY	
1:	AMSTUTZ ANDREW F - Individual	1:	LOBO ROGER R - Individual
2:	AMSTUTZ ELLEN - Individual	2:	LOBO ALEXANDRA B - Individual

Property

Street Address:	41 COLBY AVE	Tax Designation:	146.18-1-48
City/Town:	RYE CITY	Village:	

Cross-References

1:	2:	3:	4:
----	----	----	----

Supporting Documents

1: RP-5217	2: TP-584
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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:	\$1,642,000.00
Transfer Tax:	\$6,568.00
Mansion Tax:	\$16,420.00
Transfer Tax Number:	1213

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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
Westchester County Clerk

Record and Return To

Pick-up at County Clerk's office

STATEWIDE ABSTRACT CORP
202 MAMARONECK AVENUE

WHITE PLAINS, NY 10601

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

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

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
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1400.00
TRANSFER TAX# 0000707

DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____

TITLE COMPANY NUMBER: _____

EXAMINED BY EM1

000045B000 08/17/93CPA/DE 50.00
18:09

TERMINAL CTRL# 93229P011

DATE RETURNED _____

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

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

2nd 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: <input type="checkbox"/>
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
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 _____

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

CONSID 366,000

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

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL NO 80239105 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 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

MORTGE. DATE _____
MORTGE. AMOUNT _____
EXEMPT YES _____ NO _____
REC'D TAX ON ABOVE MTGE: _____
BASIC \$ _____
ADDTL \$ _____
SUBTOTAL \$ _____
SPECIAL \$ _____
TOTAL \$ _____

RECEIVED
\$ 1520-
AUG 16 1991
REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

SERIAL No. _____
DWELLING: 1-6 OVER
 DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

RECEIVED
AUG 15 AM 8:58
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. 41238 M076 DATE RETURNED _____

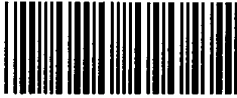
EXAMINED BY AS
WITNESS MY HAND AND OFFICIAL SEAL
Andrew J. Spano
ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

000018B000 08/16/91CPA/DE 47.00
09:03

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.



N00798147



DED2



*** 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>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

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

TOTAL PAID
52.00

\$ 550000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

 DUAL TOWN
 DUAL COUNTY/STATE

 HELD
 NOT HELD _____

RECEIVED:
TAX AMOUNT \$ 2200.00
TRANSFER TAX# 0014945

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

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		2nd PARTY	
1:	BUFFONE FREDERICK - Individual	1:	GRUNDBERG CHRISTOPHER O - Individual
2:	BUFFONE WENDY W - 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: <input type="checkbox"/>
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
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



*** 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>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

MORTGE. DATE	_____
MORTGE. AMT	_____
EXEMPT	YES <input type="checkbox"/> NO <input type="checkbox"/>

LIBER: <u>11838</u>
PAGE : <u>306</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

TOTAL PAID
52.00

\$ <u>460000.00</u>
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1840.00
TRANSFER TAX# 0004229


DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____

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

R

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

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

TRANSFER TAXES

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

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

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

TRANSFER TAXES

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

SERIAL NUMBER
DWELLING

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

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:
THOMAS J BIOW 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

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

TRANSFER TAXES

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

SERIAL NUMBER
DWELLING

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

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: JULIA M HEILMAN 399 KNOLLWOOD RD STE 311 WHITE PLAINS, NY 10603

63 Franklin Avenue



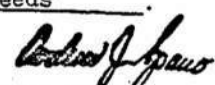
WESTCHESTER COUNTY CLERK
LAND RECORDS DIVISION

RECEIVED
1984 AUG -2 PM 12:00

RECORDING PAGE

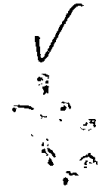
Type of Instrument <u>DEED</u>	Recording Tax Rcd. \$ _____	Municipalities
Statutory Charge <u>5</u>	Serial No. _____	(Designate City/Town)
Recording Charge <u>12</u>	ANDREW J. SPANO Clerk of Westchester County	02 BEDFORD
Filing Charge <u>1</u>		06 CORTLANDT
Cross Reference _____		09 EASTCHESTER
Cert./Receipt _____		11 GREENBURGH
Total <u>15</u>		12 HARRISON
		16 LEWISBORO
		17 MAMARONECK
		19 MT. KISKO
		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
		33 SCARSDALE
		39 SOMERS
		42 WHITE PLAINS
		43 YONKERS
		44 YORKTOWN
Tax Stamps Attached <input checked="" type="checkbox"/>		
Amount \$ <u>1300.00</u> Date <u>8/2/84</u>		
RECEIVED \$ 1,300. REAL ESTATE AUG 2 - 1984 TRANSFER TAX WESTCHESTER COUNTY	RECEIVED \$ _____ REAL ESTATE AUG 2 - 1984 TRANSFER TAX WESTCHESTER COUNTY	
Terminal No. <u>84215</u>	Trans. Fees No. <u>46502</u>	Date Ret'd. _____

The foregoing instrument was endorsed for 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. 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



*** 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	<u>5.25</u>
REC'ING CHARGE	<u>15.00</u>
RECMGT FUND	<u>4.75</u>
EA 5217	<u>25.00</u>
TP-584	<u>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	_____

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

LIBER: 12034
PAGE : 1

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
55.00

\$ 900000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

DUAL TOWN
 DUAL COUNTY/STATE

HELD
 NOT HELD _____

RECEIVED:
TAX AMOUNT \$ 3600.00
TRANSFER TAX# 0017242

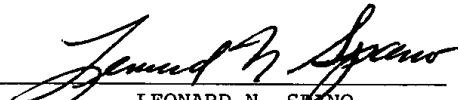
TITLE COMPANY NUMBER: 01

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



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.



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

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: <input type="checkbox"/>
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. Idroni
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 2nd PARTY
 1: HAWKINS BYRON - Individual 1: 131 OLD POST RD LLC - Other
 2: 2:

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	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

Transfer Taxes

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

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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

Record and Return To

Pick-up at County Clerk's office

Michael Liss, Esq.
415 Madison Avenue, 15th Floor
New York, NY 10017

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 **2nd PARTY**
 1: HOWARD JENNIFER W - Individual 1: JORNA JESSICA - Individual
 2: 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
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.P. Form 8002* 8-82-55M - 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 ~~285,000.00~~ 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. 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.

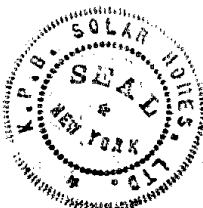
SUBJECT to a first mortgage between K.P.B. Solar Homes, Ltd. and Sound Federal Savings and Loan Assn. in the principal sum of \$120,000.00 which party of the second part assumes by the acceptance of this deed and which mortgage was recorded in the Office of the Clerk of the County of Westchester, Division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

RECEIVED
660
REAL ESTATE
APR 24 1984
TRANSFER TAX
WESTCHESTER
COUNTY



K.P.B. SOLAR HOMES, LTD.

By Rocco A. Polistina
Rocco A. Polistina

TAX MAP DESIGNATION ATTACHED \$ 660
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 90

STAT'Y CHARGE 5⁰⁰

REC'ING CHARGE 15

REC. MGT. FUND 4²⁵

CROSS REFERENCE

CERT/RECEIPT 25

TOTAL
50

\$ 515,000.-
CONSIDERATION

RECEIVED
\$ 2060-

NOV 20 1991

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

667

MORTGGE. DATE

MORTGGE. 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 HELD

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

TERMINAL No. 9130460067 DATE RETURNED

EXAMINED BY VF
WITNESS MY HAND AND OFFICIAL SEAL

ANDREW J. SPANO
WESTCHESTER COUNTY CLERK

0000158000 11/20/91CPA/DE
09:35

50.00

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	<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>5.00</u>
CROSS-REF.	<u>0.00</u>
MISC.	<u> </u>

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

LIBER:	<u>12422</u>
PAGE:	<u>105</u>

REC'D TAX ON ABOVE MTGE:	THE PROPERTY IS SITUATED IN
YONKERS \$	WESTCHESTER COUNTY,
BASIC \$	NEW YORK IN THE:
ADDITIONAL \$	CITY OF RYE CITY
SUBTOTAL \$	
MTA \$	
SPECIAL \$	
TOTAL PAID \$	

TOTAL PAID
52.00

\$ <u>765000.00</u>
CONSIDERATION

SERIAL NO.

DWELLING 1-6 NOT 1-6

 DUAL TOWN

 DUAL COUNTY/STATE

RECEIVED:

TAX AMOUNT \$ 3060.00

TRANSFER TAX# 0005449

 HELD

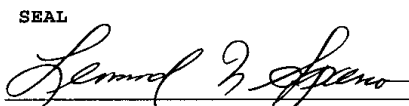
 NOT HELD

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

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

TRANSFER TAXES

CONSIDERATION	\$1,199,000.00
TAX PAID	\$16,786.00
TRANSFER TAX #	6920

RECORDING DATE	12/19/2001
TIME	17:06:00

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

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.



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

<input type="checkbox"/> Additional Parties on Continuation page	
1st PARTY	2nd PARTY
1: JOHNSON KEVIN F - Individual	1: FRANCISCO JOSE H - Individual
2: JOHNSON LISA P - Individual	2: FRANCISCO ANA B - Individual

Property

Street Address: 1 PACKARD COURT	<input type="checkbox"/> Additional Properties on Continuation page
City/Town: RYE CITY	Tax Designation: 146.14-1-43.2
	Village:

Cross-References

<input type="checkbox"/> 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: <input type="checkbox"/>
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. Idroni
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

LIBER 8635 PAGE 224



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 60225 1/27 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		2nd PARTY	
1:	KASHYAP PRADEEP - Individual	1:	SPINOLA PATRICK J Jr - Individual
2:	KASHYAP REENA - 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

Transfer Taxes

Consideration:	\$2,175,000.00
Transfer Tax:	\$8,700.00
Mansion Tax:	\$21,750.00
Transfer Tax Number:	15611

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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 25 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 813525059 TRANSFER FEES NO _____ DATE RET'D _____

13478001 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



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

RECEIVED
WESTCHESTER COUNTY CLERK
NOV 17 9 43 AM '87

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 TOTAL
MH 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:

RASIC \$ _____

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

ADDITIONAL COMMENTS

TERMINAL No. DATE RETURNED

03219084

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.

[Empty box for recording date]



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. _____

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

TOTAL PAID
53.00

\$ 765000.00
CONSIDERATION

SERIAL NO. _____

DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 3060.00
TRANSFER TAX# 0014876

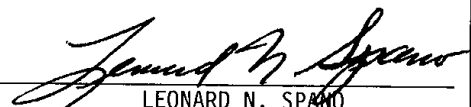
DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____

TITLE COMPANY NUMBER: 01

EXAMINED BY PJC1 RECORDING DATE 06/20/96

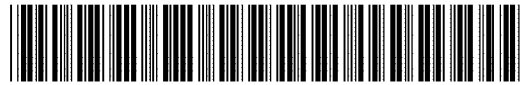
TERMINAL CTRL# 96172H023 TIME 16:08

DATE RETURNED _____

WITNESS MY HAND AND OFFICIAL SEAL

LEONARD N. SPANO
WESTCHESTER COUNTY CLERK

Jm.

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 **2nd PARTY**
 1: NECTOW STUART - Individual 1: HABECK ROBERT - Individual
 2: NECTOW PATRICIA - 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
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

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

TRANSFER TAXES

CONSIDERATION	\$890,000.00
TAX PAID	\$3,560.00
TRANSFER TAX #	2733

**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 7893 PAGE 265

Standard N.Y.R.T.U. Form 8002* 8-82-25M—Herain and Sale Deed, with Covenant against Grantor's Act—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.

FEB - 9 1984

880.00

TAX STAMPS ATTACHED \$

TAX MAP DESIGNATION

Dist.

Sec.

Blk.

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

RECEIVED
880
REAL ESTATE
FEB 9 - 1984
TRANSFER TAX
WESTCHESTER
COUNTY





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

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

TRANSFER TAXES

CONSIDERATION	\$1,580,000.00
TAX PAID	\$22,120.00
TRANSFER TAX #	9659

SERIAL NUMBER:
DWELLING:

RECORDING DATE: 1/30/2007
TIME: 10:12:00

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 5-
CROSS REFERENCE _____
CERT/RECEIPT _____

TOTAL 15-
\$ 730,000
CONSIDERATION

RECEIVED
\$ 2920-
JAN 26 1989

REAL ESTATE
TRANSFER TAX
WESTCHESTER COUNTY

8439

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 [Signature]
WITNESS MY HAND AND OFFICIAL SEAL
[Signature] 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.

000003000 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



*** 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. _____

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

LIBER: 11270
PAGE : 115

REC'D TAX ON ABOVE MTGE: THE PROPERTY IS SITUATED
YONKERS \$ _____ IN WESTCHESTER COUNTY,
BASIC \$ 2140.00 NEW YORK IN THE:
ADDITIONAL \$ _____ CITY OF RYE CITY
SUBTOTAL \$ 2140.00
MTA \$ _____
SPECIAL \$ _____
TOTAL PAID \$ 2140.00

TOTAL PAID
50.00

\$ 350000.00
CONSIDERATION

SERIAL NO. _____
DWELLING 1-6 OVER

RECEIVED:
TAX AMOUNT \$ 1400.00
TRANSFER TAX# 0004120

DUAL TOWN
 DUAL COUNTY/STATE
 HELD
 NOT HELD _____

TITLE COMPANY NUMBER: _____
EXAMINED BY WVP3
TERMINAL CTRL# 95299T004
DATE RETURNED _____

000030000 10/26/95CPA/DE 50.00
09:16

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

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

TRANSFER TAXES

CONSIDERATION	\$600,000.00
TAX PAID	\$2,400.00
TRANSFER TAX #	27431

**SERIAL NUMBER
DWELLING**

**RECORDING DATE 04/30/2001
TIME 10:55:00**

**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:
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

1st PARTY		<input type="checkbox"/> Additional Parties on Continuation page	
		2nd PARTY	
1:	CONNOLLY KEVIN F - Individual	1:	STORZ ERIK E - Individual
2:	CONNOLLY PATRICIA A - Individual	2:	STORZ COURTNEY R - Individual

Property

Street Address:	330 THEALL ROAD	Tax Designation:	146.17-1-2
City/Town:	RYE CITY	Village:	

Cross-References

1:	2:	3:	4:
----	----	----	----

Supporting Documents

1: RP-5217	2: TP-584
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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:	\$1,200,000.00
Transfer Tax:	\$4,800.00
Mansion Tax:	\$12,000.00
Transfer Tax Number:	147

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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
Westchester County Clerk

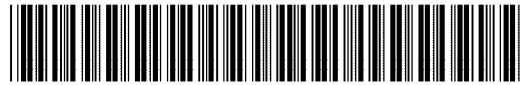
Record and Return To

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

2nd PARTY

1: STORZ ERIK E	- Individual	1: MIDDLETON NEIL	- Individual
2: STORZ COURTNEY R	- 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
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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:	\$1,250,000.00
Transfer Tax:	\$5,000.00
Mansion Tax:	\$12,500.00
Transfer Tax Number:	7998

Dwelling Type:	Exempt: <input type="checkbox"/>
Serial #:	

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: March 30, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a new Home Rule Resolution to create a new parking district at Mead Place.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council adopt the resolution.

RESOLVED that the City of Rye will adopt a new Home Rule Resolution to create a new parking district at Mead Place.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

The City Council hereby seeks a home rule message to amend the New York State Vehicle and Traffic Law to allow the City to create a new parking district within the City of Rye.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 28, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Resolution authorizing City Manager to enter into a Memorandum of Agreement with the Christ Church to allow Rye Recreation to host Kiddy Camp in its facility for the summer of 2022.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Mayor and Council authorize the City Manager to enter into the agreement.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

Because Rye Schools will be unavailable for Rye Rec camps during summer construction, Rye Rec Superintendent, Sally Rogol, worked with Christ Church to accommodate Kiddy Camp for the summer of 2022.

See attached agreement.



February 28, 2022

Reverend Kate Malin
Christ's Church
2 Rectory Street
Rye, NY 10580

Dear Reverend Malin,

The City of Rye's Recreation Department and the Christ's Church Parish have had discussions regarding a business arrangement whereby Christ's Church would grant to the City of Rye the right to use the church's facilities for The City of Rye's "Kiddy Camp" for the summer of 2022.

Please find enclosed the Agreement for the City of Rye to operate their Kiddy Camp program at Christ's Church.

If you have any questions or concerns, please do not hesitate to contact me,

Sincerely,

Sally Rogol
Superintendent, City of Rye Recreation Department
1051 Boston Post Road
Rye, New York 10580
srogol@ryeny.gov
(914) 967-2535



April , 2022

Reverend Kate Malin
Christ's Church
2 Rectory Street
Rye, NY 10580

Dear Reverend:

The following Agreement between the City of Rye (the "City") and Christ's Church (the "Church") is to take effect upon signing.

1. TERM/ FACILITY USE

The City will operate its Day Camp at the Church from 27, 2022 through August 5, 2022. The City will use the following program areas within the Church's Facility:

- Rainbow Room;
- Red Room;
- Yellow Room;
- Kitchen (will be camp office);
- Literacy & Music (overflow of camp office and storage);
- Purple Room;
- Green Room;
- Orange Room;
- Blue Room;
- Bathrooms;
- Playground;
- Undercroft;

All daily custodial cleaning will be included.

2. HOURS OF FACILITY USE

Day Camp:

- Camp day: 9:00am – 12:00pm
- Staff Hours: 8:00am – 12:30pm

3. FEES:

The City will pay the Church the following: \$6,000 for the 6 week program
\$2,400 for daily cleaning

4. RULES:

All City staff and participants shall adhere to any and all rules and regulations of Church property presently existing or implemented by the Church acting reasonably during the term. The Church shall provide a copy of existing rules and regulations. If there are any changes, the Church will notify the City.

5. STAFFING:

- The City's Day Camp programs are licensed by the Westchester County Department of Health. Staff to camper ratios, as well as staff training, are in compliance with the Westchester County Department of Health.
- In addition, the parties agree that the City, under this Agreement, will be providing programming and skilled, certified personnel to conduct activities at the Church. The City shall conduct supervisory activities only during the times when conducting its programs and shall bear no responsibility whatsoever outside of those specified hours of operation. The Church may ask the City to remove/replace who are or become unacceptable to the Church. In such event, the City agrees to promptly provide qualified replacement personnel.

6. COMMUNICATION WITH SCHOOL REPRESENTATIVES:

Normal communications will be with the Director in charge of the specific programming. Director in charge of the programming would inform the Supervisory Staff of all requests from the school; other daily communications about schedules or specific situation's will be through Sally Rogol, Superintendent or Erin Mantz, Assistant Superintendent.

7. MAINTENANCE:

The Church will be responsible for ongoing maintenance of all facilities at the Church. The Church will ensure that bathrooms are fully stocked and trash is emptied on a regular basis.

8. PARKING:

The City shall ensure its personnel and any participants in any programs of the City at the Church to park only in the designated parking lots.

9. INSURANCE:

- *9.1 Insurance – City of Rye.* The City shall maintain liability insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate as well as an umbrella liability policy in the amount of \$5,000,000 at all times during the term. Such policies shall name Christ's Church as an additional insured on such policies. The City shall provide evidence of such policies at all times during the term at request of the Church.
- *9.2 Insurance – Christ's Church.* The Church shall maintain liability insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate as well as an umbrella liability policy in the amount of \$5,000,000 at all times during the term. The Church shall provide evidence of such policies at all times during the term at request of the City.

10. INDEMNIFICATION:

11. *10.1 Indemnification – the City.* To the fullest extent permitted by law, the City hereby defends, indemnifies the Church and holds it harmless from and against all claims, liabilities, damages, losses, cost and expenses (including reasonable attorneys' fees) arising out of any action, claim, suit or proceeding brought by any third party resulting from, related to or in connection with this agreement or the use of the premises by the City, its personnel, participants and guests, except for the gross negligence or willful misconduct of Church. This provision shall survive the termination of this agreement.

12. *10.2 Indemnification – the Church.* To the fullest extent permitted by law, the Church hereby defends, indemnifies and holds the City harmless from and against all claims, liabilities, damages, losses, costs and expenses (including reasonable attorneys' fees) arising out of any action, claim, suit, or proceeding brought by any third party resulting from, related to or in connection with this Agreement directly resulting from Church negligence or any of Resurrection's employees, agents or representatives. This provision shall survive the termination of this Agreement.

13. MISCELLANEOUS:

(A) This Agreement shall not be assigned, sublicensed or otherwise transferred to any other party without the prior written consent of the Church. Any attempted assignment, sublicense or transfer shall be void and shall be a breach of this Agreement.

(B) Any notice, report, approval or consent required or permitted hereunder shall be in writing and will be deemed to have been effectively given: (i) immediately upon personal delivery of a facsimile transaction to the parties to be notified (ii) one (1) day after deposit with a commercial overnight courier with tracking capabilities, or (iii) three (3) days after deposit with the United States Postal Service, by registered or certified mail, postage prepaid to the respective addresses of the parties as set forth above.

- (C) The waiver by either party of a breach of this Agreement or any right hereunder shall not constitute a waiver of any subsequent breach of this Agreement, nor shall any delay by either party in exercising any right under this Agreement operate as a waiver of any such right.
- (D) All section headings and indices are inserted for convenience only and shall not affect the interpretation of this Agreement.
- (E) This Agreement shall not be construed against any party by reason of the fact that such party or such party's attorney drafted this Agreement or any portion hereof.
- (F) This Agreement constitutes the entire agreement between us pertaining to its subject matter, and it supersedes any and all written or oral agreements previously existing between us with respect to such subject matter. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the parties.
- (G) This Agreement shall be interpreted in accordance with the laws of the State of New York. The parties consent to the jurisdiction of the federal and state courts located in the State of New York with venue in Westchester County.

Agreed to by:

 City of Rye Date
 By: Greg Usry
 City Manager

 Christ's Church Date
 By: Reverend Kate Malin



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 28, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Resolution authorizing City Manager to enter into a Memorandum of Agreement with the Resurrection School to allow Rye Recreation to host Day Camp in its facility for the summer of 2022.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Mayor and Council authorize the City Manager to enter into the agreement.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

Because Rye Schools will be unavailable for Rye Rec camps during summer construction, Rye Rec Superintendent, Sally Rogol, worked with Resurrection School to accommodate Upper Camp for the summer of 2022.

See attached agreement.



February 28, 2022

Rev. Donald M. Dwyer, Pastor
Resurrection School
910 Boston Post Rd.
Rye, NY 10580

Dear Monsignor Dwyer,

The City of Rye's Recreation Department and the Resurrection Parish have had discussions regarding a business arrangement whereby Resurrection Church and School would grant to the City of Rye the right to use the Resurrection School's facilities for the City of Rye's "Day Camp" for the summer of 2022.

Please find enclosed the Agreement for the City of Rye to operate their Day Camp programs at Resurrection School.

If you have any questions or concerns, please do not hesitate to contact me,

Sincerely,

Sally Rogol
Superintendent, City of Rye Recreation Department
1051 Boston Post Road
Rye, New York 10580
srogol@ryeny.gov
(914) 967-2535



April , 2022

Rev. Donald M. Dwyer, Pastor
Resurrection Church
910 Boston Post Rd.
Rye, New York 10580

Dear Monsignor:

The following Agreement between the City of Rye (the “City”) and Resurrection Church and School (hereinafter referred to as “Resurrection”) is to take effect upon signing.

1. TERM/ FACILITY USE

The City will operate its Day Camp at Resurrection during the period of June 27, 2022 through August 5, 2022 (no camp on 7/4/22) (the “Term”). The City will use the following program areas within Resurrection’s facility:

- Resurrection Grammar School, including 6 classrooms, restrooms, the upper level gymnasium, the lower level cafeteria, the ‘snoopy’ room and the lower gymnasium. There will also be the occasional use of the playground, as properly arranged with Rye YMCA. All daily custodial cleaning will be included.

2. HOURS OF FACILITY USE

Day Camp:

- | | |
|---------------------------|-----------------|
| • Early Morning Drop-Off: | 8:00am – 8:30am |
| • Camp day: | 8:30am – 3:00pm |
| • Staff Hours: | 7:30am – 3:30pm |

3. FEES:

The City will pay Resurrection the following: \$17,400.00

Payment Schedule: 1/3 payment Apr. 1, 2022*; 1/3 payment May 1, 2022; Final payment, July 15, 2022.

4. RULES:

All City staff and participants shall adhere to any and all rules and regulations of Resurrection property presently existing or implemented by Resurrection acting reasonably during the term. Resurrection shall provide a copy of existing rules and regulations. If there are any changes, Resurrection shall notify the City.

5. STAFFING:

- The City's Day Camp programs are licensed by the Westchester County Department of Health. Staff to camper ratios, as well as staff training, are in compliance with the Westchester County Department of Health.
- In addition, the parties agree that the City, under this agreement, will be providing programming and skilled, certified personnel to conduct activities at Resurrection. The City shall conduct supervisory activities only during the times when conducting its programs and shall bear no responsibility whatsoever outside of those specified hours of operation. Resurrection may request City personnel to be removed/replaced if Resurrection believes the person is acting unreasonably. In such event, the City agrees to promptly provide qualified replacement personnel.

6. COMMUNICATION WITH SCHOOL REPRESENTATIVES:

Normal communications will be with the Director in charge of the specific programming. Director in charge of the programming would inform the Supervisory Staff of all requests from the school; other daily communications about schedules or specific situation's will be through Sally Rogol, Superintendent or Assistant Superintendent Erin Mantz.

7. MAINTENANCE:

Resurrection will be responsible for ongoing maintenance of all facilities at Resurrection. Resurrection will ensure that bathrooms are fully stocked and trash is emptied on a regular basis.

8. PARKING:

The City shall ensure its personnel and any participants in any programs of the City at the Resurrection School to park only in the designated parking lot at the United Methodist Church lot on Milton Road. Parking may be limited due to funerals or other church events. Resurrection Church will provide 24-hour notice for any church event that may affect parking. Parking is not guaranteed.

9. INSURANCE:

- *9.1 Insurance* – City of Rye. The City shall maintain liability insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate as well as an umbrella liability policy in the amount of \$5,000,000 per occurrence at all times during the term. Such

policies shall name Resurrection Church, Resurrection School, the Archdiocese of New York and His Eminence Timothy Cardinal Dolan as an additional insured on such policies. The City shall provide evidence of such policies at all times during the term at request of Resurrection. The Umbrella Liability Coverage is primary and non-contributory to all other insurance afforded to the additional insured.

- *9.2 Insurance* – Resurrection. Resurrection Church shall maintain liability insurance in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate as well as an umbrella liability policy in the amount of \$1,000,000 at all times during the term. Such policies shall name the City of Rye as an additional insured on such policies. Resurrection shall provide evidence of such policies at all times during the term at request of the City.

10. INDEMNIFICATION:

- *10.1 Indemnification* – the City. To the fullest extent permitted by law, the City hereby defends, indemnifies Resurrection Church and holds it harmless from and against all claims, liabilities, damages, losses, cost and expenses (including reasonable attorneys' fees) arising out of any action, claim, suit or proceeding brought by any third party resulting from, related to or in connection with this agreement or the use of the premises by the City, its personnel, participants and guests, except for the gross negligence or willful misconduct of Resurrection Church. This provision shall survive the termination of this agreement.
- *10.2 Indemnification* – Resurrection. To the fullest extent permitted by law, Resurrection hereby defends, indemnifies and holds the City harmless from and against all claims, liabilities, damages, losses, costs and expenses (including reasonable attorneys' fees) arising out of any action, claim, suit, or proceeding brought by any third party resulting from, related to or in connection with this Agreement directly resulting from Resurrection's negligence or any of Resurrection's employees, agents or representatives. This provision shall survive the termination of this Agreement.

11. FORCE MAJEURE:

The Parties are relieved from any obligation under this Agreement in the event of any of the following occurrences which make this space and/or services to be provided by the Parties individually under the contract unnecessary, ill-advised, impractical or impossible: acts of God, accident, riots, war, terrorist attack, epidemic, pandemic, quarantine, civil commotion, breakdown of communication facilities, natural catastrophes, governmental acts or omissions, changes in laws or regulations, strikes, fire or explosion.

12. MISCELLANEOUS:

- (A) This Agreement shall not be assigned, sublicensed or otherwise transferred to any other party without the prior written consent of Resurrection. Any attempted assignment, sublicense or transfer shall be void and shall be a breach of this Agreement.
- (B) Any notice, report, approval or consent required or permitted hereunder shall be in writing and will be deemed to have been effectively given: (i) immediately upon

personal delivery of a facsimile transaction to the parties to be notified (ii) one (1) day after deposit with a commercial overnight courier with tracking capabilities, or (iii) three (3) days after deposit with the United States Postal Service, by registered or certified mail, postage prepaid to the respective addresses of the parties as set forth above.

- (C) The waiver by either party of a breach of this Agreement or any right hereunder shall not constitute a waiver of any subsequent breach of this Agreement, nor shall any delay by either party in exercising any right under this Agreement operate as a waiver of any such right.
- (D) All section headings and indices are inserted for convenience only and shall not affect the interpretation of this Agreement.
- (E) This Agreement shall not be construed against any party by reason of the fact that such party or such party's attorney drafted this agreement or any portion hereof.
- (F) This Agreement constitutes the entire agreement between us pertaining to its subject matter, and it supersedes any and all written or oral agreements previously existing between us with respect to such subject matter. No supplement, modification or amendment of this Agreement shall be binding unless executed in writing by the parties.
- (G) This Agreement shall be interpreted in accordance with the laws of the State of New York. The parties consent to the jurisdiction of the federal and state courts located in the State of New York with venue in Westchester County.

Agreed to by:

City of Rye
By: Greg Usry
City Manager

Date

Resurrection Church
By: Rev. Donald M. Dwyer, Pastor
Authorized Signatory

Date



CITY COUNCIL AGENDA

NO. DEPT.: FINANCE

DATE: March 24, 2022

CONTACT: JOSEPH S. FAZZINO, Deputy City Comptroller

AGENDA ITEM: Adoption of the 2022 County property tax rates.

FOR THE MEETING OF:

April 6, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the City Council adopt the 2022 County tax rates.

IMPACT: Environmental Fiscal Neighborhood Other

BACKGROUND:

The City must by law collect the County taxes and remit the collected amount of the tax warrant to the County in two installments: 60% on May 25th and the balance of 40% on October 15th.

The County tax rates must be adopted by the City Council in order to provide sufficient lead time for the preparation and mailing of the County tax bills, and to allow sufficient time for property owners to remit their payment within the penalty-free period (the month of May).

Failure to adopt this resolution does not relieve the City of its legal responsibility to remit to the County the amount of the tax warrant due on the dates noted above, and, by State law, the City cannot waive penalties for late payment of property taxes, even if the property owner(s) did not receive a bill or received a bill after the penalty-free period.

For the 2022 Tax Year, the combined county tax rate for the Blind Brook Sanitary Sewer District decreased by 7.13% and the combined county tax rate for the Mamaroneck Valley Sanitary Sewer District decreased by 7.86%.

RESOLVED, that the tax rates for the amounts of Westchester County, Blind Brook Sewer District, Mamaroneck Valley Sewer District and Refuse Disposal District charges for the fiscal year beginning January 1, 2022, shall be as follows:

<u>Westchester County</u>	
Levy	\$24,672,103
Taxable Assessed Value	142,413,845
Taxable Rate per \$1,000 Assessed Value	173.242307

<u>Blind Brook Sewer District</u>	
Levy	\$4,247,339
Taxable Assessed Value	142,876,489
Taxable Rate per \$1,000 Assessed Value	29.727347

<u>Mamaroneck Valley Sewer District</u>	
Levy	\$682,728
Taxable Assessed Value	19,825,891
Taxable Rate per \$1,000 Assessed Value	34.436182

<u>Refuse Disposal District No. 1</u>	
Levy	\$2,653,345
Taxable Assessed Value	143,714,660
Taxable Rate per \$1,000 Assessed Value	18.462591

And be it further

RESOLVED, that the Council does hereby certify to the City Comptroller the above stated levies and tax rates for Westchester County, Blind Brook Sewer District, Mamaroneck Valley Sewer District and Refuse Disposal District No. 1 charges, and the City Comptroller is hereby directed to apportion and extend against each taxable property listed upon the assessment roll of the City of Rye for 2022 at the rates specified, the amount of taxes required to produce the total sums certified and to render tax notices for, and receive and collect, the several sums computed and determined, and, it is further

RESOLVED, that the tax warrant of Westchester County be signed by the Mayor and directed to the City Comptroller to collect the amount of said taxes with interest as provided by law and any special assessment heretofore authorized and approved.



CITY COUNCIL AGENDA

DEPT.: Finance

DATE: March 24, 2022

CONTACT: Joseph Fazzino, Deputy City Comptroller

AGENDA ITEM: Authorize payment of the balance of the 2021/2022 Rye Neck Union Free School District taxes collected by the City to the School District.

FOR THE MEETING OF:

April 6, 2022

RYE CITY CODE,

CHAPTER 22.9

SECTION

RECOMMENDATION: That the Mayor and the City Council authorize payment of the 12/31/21 balance of \$481,077.18 on 4/8/2022.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

The balance of unpaid Rye Neck U.F.S.D. taxes on property within the City of Rye is \$481,077.18 at 12/31/21. This balance represents 4.15% of the total tax levied, \$11,578,916, on September 1, 2021. Arrears notices will be mailed in conjunction with the 2022 City tax bills, and again during March 2022, May 2022 and June 2022 to try to collect these balances prior to the filing of the list of delinquent taxes with the County scheduled for July 1, 2022.

In accordance with Section 22.9 of the City Charter, it is requested that the City Council authorize the City Comptroller to pay the Treasurer of the Rye Neck UFSD the amount due at December 31, 2022.



CITY COUNCIL AGENDA

DEPT.: City Departments

DATE: April 1, 2022

CONTACT: Greg Usry, City Manager

AGNDA ITEM: Resolution to declare certain City equipment as surplus.

FOR THE MEETING OF:
April 6, 2022

RECOMMENDATION: That the City Council adopt the following resolution:

WHEREAS, the City has been provided with a description of equipment identified as being obsolete or will become obsolete during 2022, and,

WHEREAS, the City recommends that said equipment be declared surplus, now, therefore, be it

RESOLVED, that said equipment is declared surplus, and, be it further

RESOLVED, that authorization is given to the various departments to donate their inventory or to sell or dispose of said equipment in a manner that will serve in the best interests of the City.

IMPACT: Environmental Fiscal Neighborhood Other

BACKGROUND: The Police Department has provided the attached memo regarding bullet proof vests that have become obsolete. They are recommending the City Council declare the items as surplus so the items can be disposed of in accordance with City Policy or donated to the Ukraine.

In addition, the City Manager's Office has a surplus of COVID tests that will expire in May and the City would like to donate the inventory to not-for-profits in need.

Finally, the Boat Basin would like to surplus a dock that is no longer being used.



Department of Public Safety

Michael A. Kopy

Commissioner of Public Safety

City of Rye, New York

21 McCullough Place Rye N. Y. 10580

Phone: (914) 967-1234

FAX: (914) 967-8867



To: Greg Usry, Rye City Manager

From: Michael A. Kopy, Public Safety Commissioner

Date: March 17, 2022

Re: Donation of old (expired) ballistic vests

The Rye Police Department currently has 27 expired ballistic (bullet proof) vests that were previously supplied to members of the department. These vests have exceeded their life expectancy and are surplus property with no value that will otherwise be destroyed and discarded.

The Rye Police Department has been contacted by Blue to Gold Law Enforcement Training who is currently seeking expired vests from police departments around the country to be donated to the Ukraine for their use.

I am requesting City Council permission to donate the city property as noted above or destroy them pursuant to City policy.

Thank you,

A handwritten signature in black ink that reads "Michael A. Kopy".

Michael A. Kopy
Public Safety Commissioner

Greg Usry
City Manager
1051 Boston Post Road
Rye, New York 10580

Tel: (914) 967-7404
E-mail: gusry@ryeny.gov
<http://www.ryeny.gov>



CITY OF RYE
Office of the City Manager

Inter-Office Memorandum

To: City Council

From: Greg Usry, City Manager

Date: March 31, 2022

Re: Surplus Inventory of COVID test kits

In late 2021, the City purchased COVID-19 test kits in response to the growing infection rates due to Omicron and other variants. The test kits were used by all City staff for both diagnostic and preventative measures. As infection rates have significantly declined, the City no longer needs to test its employees on a regular basis.

Because approximately 1000 kits will be expiring in the next 60 days, I respectfully request that the City Council declare these items surplus so that we may donate them to various not-for-profits in need or otherwise properly dispose of them according to City policy.

Thank you,

Greg Usry
City Manager

Rodrigo Paulino
Boat Basin Supervisor
650 Milton Rd
Rye, New York 10580



Tel: (914) 967-2011
E-mail: Rpaulino@ryeny.gov
<http://www.ryeny.gov>

Boat Basin

Memorandum

To: Greg Usry, City Manager
From: Rodrigo Paulino, Boat Basin Supervisor
Date: 3/29/2022
Re: Floating Dock Surplus

The Boat Basin would like to surplus a 20ft x 10ft floating dock as it is no longer being utilized by the marina. The dock will be listed for sale with a professional auction service company (Auctions International) as per the city's surplus policy and procedures and has an estimated value of \$2,000.



[Type here]



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 30, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Playland Parkway Beautification Resolution

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council adopt the resolution.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

See attached.

**RESOLUTION OF THE RYE CITY COUNCIL ACKNOWLEDGING THE EFFORTS
OF THE RYE DAFFODIL PROJECT, THE RYE SUSTAINABILITY COMMITTEE,
and THE COUNTY**

WHEREAS, this Council is aware of the efforts of members of the Rye Daffodil Project, the Rye Sustainability Committee, County Legislator Catherine Parker and County Executive George Latimer to work together towards improving (by plantings and maintenance) the County-owned landscape surrounding Playland Parkway, a County road;

NOW, THEREFORE, BE IT RESOLVED, this Council wants to formally acknowledge its appreciation of these efforts, the product of which will be enjoyed by all who pass along this busy road.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 30, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Resolution supporting the proposed statute that would amend the general municipal law, the civil service law, the retirement and social security law and the public health law in relation to emergency medical services.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council adopt the resolution.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: See attached resolution and background information.

Resolution supporting the proposed statute that would amend the general municipal law, the civil service law, the retirement and social security law and the public health law in relation to emergency medical services

Whereas, proposed state legislation S.8432 entitled “An act to amend the general municipal law, the civil service law, the retirement and social security law and the public health law, in relation to emergency medical services” has been introduced that would require emergency medical service, define emergency medical services as essential services, expand the benefits available to emergency medical services personnel and set standards for emergency medical services, and

Whereas, the legislation amends the general municipal law to require that emergency medical services are provided in some form (to be determined locally) within all municipalities throughout the state, and

Whereas, the legislation amends the general municipal law to allow for (but not require) fees to be charged by governmental providers for emergency medical providers creating parity with not-for-profit emergency medical providers, and

Whereas, the legislation amends section 3000 of the public health law to clarify that emergency medical services are essential services, and

Whereas, the City Council recognizes the many concerns related to the service delivery of emergency medical services throughout the county, state, and nation involving such issues as staff recruitment and retention and the lack of access to alternative revenues such as grants and adequate insurance payments, training opportunities, and clear standards for EMS agencies; and

Whereas, emergency medical service agencies provide an essential service that should provide equal access to those in need of their services, and also provide essential early intervention health care to their patients; and;

Whereas, the City Council considers that this legislation is a good first step to resolving the crisis currently facing the emergency medical service community.

On motion of Council _____, Seconded by Council _____, the following was approved,

NOW, THEREFORE BE IT

RESOLVED, that the City of Rye is in support of the passage of the proposed legislation S.8432 and

BE IT FURTHER

RESOLVED, that the City Clerk distributes copies of this resolution to the Governor and to the City's representatives in the State Assembly and the State Senate.

The above resolution was put to a roll call vote:



**MUNICIPAL
ADMINISTRATORS
ASSOCIATION**

**Alexandra Marshall, President
Lindsey M. Luft, Vice President
Bryan Healy, Secretary/ Treasurer**

March 3, 2022

Executive Board & Members

New York State City/County
Management Association

Executive Board & Members

Municipal Administrators Association
of Metropolitan New York

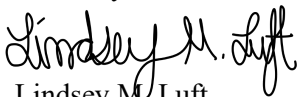
Dear Colleagues:

The Municipal Administrators Association of Metropolitan New York (MAA) recently created a sub-committee that focuses on emergency medical services (EMS). For background information and convenience, a handful of previously shared documents have been included as attachments. Recently the Westchester County EMS Advisory Board (County Advisory Board) provided the MAA EMS Subcommittee with the opportunity to provide our feedback on their recommendation to County Executive George Latimer. Through the County Advisory Board's process of drafting their recommendations, State Senator Shelley Mayer was involved in the conversations.

Most recently, state legislation (Bill S.8432) was introduced to the Senate which, among other things, would designate EMS as an essential service to be provided in some form as determined by the municipalities (currently not a requirement). It also creates a path to obtain access to group health care (such as NYSHIP), the retirement system, training, and developing regional and state guidelines and standards for providing EMS service.

We encourage you all to share this draft legislation with your Boards and request they consider adopting a resolution of support. At a minimum, we hope everyone is supportive of the section that designated EMS as an essential service to be provided in some form by all municipalities. A draft resolution is attached for your convenience; of course, please feel free to modify.

Sincerely,



Lindsey M. Luft
Vice President, MAA
Member, MAA EMS Subcommittee

CC: Chris Bradbury, Member, MAA EMS Subcommittee
Edward Brancati, Member, MAA EMS Subcommittee
Karen D'Attore, Member, MAA EMS Subcommittee

Attachments: Rye Brook EMS Letter 08.17.2021
County EMS Advisory Board Recommendations to Latimer 02.09.2022
NYS Bill S8432 EMS
Draft Resolution in Support of Bill S.8432

THE CURRENT EMERGENCY MEDICAL SERVICES (EMS) CRISIS & NEED FOR CONVERSATION & CHANGE

**Chris Bradbury, Rye Brook Village Administrator
August 17, 2021**

Dear NYSCMA & MAA Municipal Colleagues:

EMS systems throughout the county and state are currently facing a crisis and they need our help as municipal leaders.

For many years, EMS services have suffered with low compensation, lack of benefits and lack of career opportunities that resulted in difficulty recruiting and retaining providers. These issues often result in insufficient staffing forcing EMS agencies to routinely rely on mutual aid to cover their calls.

I know we all agree that one of the primary roles of municipal leaders is to assure the health and safety of our citizens. In New York, many people would be shocked that EMS has not been deemed an “essential service” and first responder like police and fire departments. This excludes them from receiving many forms of State Aid. In fact, as of 2020, only eleven (11) states in the U.S. (including Connecticut) have designed EMS as an “essential service” or first responder. In 2019, the federal government established SIREN grants as a resource for EMS agencies. Unfortunately, this grant is currently funded at only \$5.5M annually for the entire nation with eligibility limited to rural communities.

EMS is provided in many models. There are municipal EMS departments, private (for profit) companies, volunteer agencies, hospital-based services and independent not-for-profit agencies. Unless employees are part of a local government, most EMS professionals have no retirement system, receive no retirement pay and little or no benefits. Many employees must pay high health insurance contribution costs for more expensive health plans on limited salaries. The typical EMS provider works for 2-3 different EMS agencies and often 60 to 80 hours a week to pay their bills. Private ambulance companies notoriously provide low pay compared to other EMS agencies. In areas served by volunteer EMS personnel, it has also been increasingly difficult to recruit volunteers, especially as a result of COVID. Many EMS workers leave this profession as soon as they can obtain positions as police officers, firefighters, or nurses because the working conditions are better and the pay and benefits are far superior.

The COVID pandemic has pushed an already tenuous system to the brink of enormous crisis. Experienced EMS workers are leaving the profession due to the increased occupational risks and better pay and benefits. This has also caused a gap in senior leadership coupled with a lack of qualified candidates to fill positions. The EMS workload has also changed and is on the rise from an increasing number of stand-alone medical facilities, skilled nursing facilities, and senior living residences. This lack of available EMS staff, combined with the increased workload, has made it common for dispatchers to have to reach out to multiple agencies before finding a crew to respond to a call. This practice results in delayed response times that effectively leave another area uncovered. It is not unusual for some areas of Westchester County (both north and south) to experience response times approaching an hour. It should be noted that a patient suffering a Cardiac Arrest starts suffering irreversible brain damage at about 6 minutes. It is frustrating that all the progress made by hospitals in treating time sensitive medical conditions like heart attacks and strokes is negated in some cases by the inability to transport these patients to a hospital in a timely fashion.

As if those are not enough challenges, over half of most EMS agency revenues come from insurance payments or Medicare billing for transporting a patient to a hospital or medical facility. Even when a patient has Medicare or private insurance, these payments to the EMS agencies are woefully inadequate. In other words, even if a service bills \$1,500 for a call, Medicare may only allow half that charge. With some limited exceptions, most EMS agencies do not receive any compensation or reimbursement for providing medical care (only transportation). In other words, if they respond to a call and provide medical treatment, most cannot bill for this call unless they transport a patient to a hospital. As a result, if a patient refuses medical attention (RMA), the EMS agency does not receive any payment from an insurance company or Medicare which is their primary source of revenue to pay for staff and other expenditures. During COVID, many people were avoiding hospitals, which also resulted in a severe loss of revenue for transport, and made it difficult to pay their employees. It is also not unusual for some members of the public to not call for an ambulance or refuse medical attention because they cannot pay for the ambulance which reportedly can vary from \$500 to \$3,000 per transport if they do not have insurance. A new practice emerging is for some people suffering a medical emergency to call an Uber for a ride to the hospital to avoid the high costs of these transports.

When you take the sum total of these challenges it is not hard to understand why EMS systems are struggling to survive all over this county, state and nation.

What can we do to start to effectuate change?

EMS agencies do not have a standardized approach among and between agencies, and do not currently appear to be very unified among their peers. They need the leadership of the local municipal leaders to assist them to change the downward course before it becomes worse.

Some suggested action items:

- 1) Consider a municipal resolution supporting state legislation designating EMS as an essential service and a first responder, and contact your state representatives to support this legislation. These essential workers play a vital role in terms of response for community health emergencies, disaster and mass casualty events, and are our “hospitals on wheels” until patients can get more care, especially with many hospitals closing over the years. State legislation has been introduced in the past several years and has continually stalled in committee. As was demonstrated during COVID, the EMS workers are essential workers and first responders. Consider challenging anyone who would disagree with that statement. A copy of the most recent proposed state legislation is attached to this report.
- 2) Municipal leaders must become more informed about the EMS agency or agencies serving their communities. Some questions each of us should ask the EMS agencies serving our communities:
 - a) What are their average response times for ‘Priority One’ calls?
 - b) What was the longest response time in the previous three (3 months) to a “Priority One” call?
 - c) How many times in the past three (3) months did a call for service in your municipality go to another EMS agency? What were the reasons they needed mutual aid (i.e. staffing, on other calls, etc.)?
 - d) How many times in the past three (3) months did the EMS agency serving your municipality go to a mutual aid call in another jurisdiction? Where did they go?
 - e) How many EMS calls did the agency go on in each of the past three (3) years?

- f) Who dispatches EMS calls and sends/receives calls for mutual aid?
 - g) How many ambulances are available on each shift?
 - h) How many FT, PT, and active Volunteers work for their EMS agency?
 - i) How many ambulance crews provide Basic Life Support (BLS), and how many are available to provide Advanced Life Support (ALS)? (*Note: BLS ambulances are usually staffed by EMTs. ALS ambulances must be staffed by at least one paramedic.*)
 - j) What is the percentage of EMT's vs. Paramedics in your EMS agency?
- 3) Consider other areas where short-term change can occur. For instance:
- a) Seek ways that you could assist in supporting a long-term pay or benefit plan to encourage recruitment and retention.
 - b) Request that NYS consider a change in *The Empire Plan (NYSHIP)* requirements that would allow EMS workers to select this health plan. Many agencies are not eligible for NYSHIP because at least 50% of their funding must come from municipalities, not insurance payments. As a result, they often pay very high premiums for expensive health plans with less coverage due to their small pool of employees.
 - c) Work with your EMS agency to come up with service levels and response standards that are appropriate for your municipality, and see if your level of financial support can sustain that level of service. If they are not volunteers or a private company, review the salaries and benefits of these workers to determine what is appropriate. Examine the overall municipal financial support provided to EMS and compare how that expense compares to the other emergency providing agencies in your jurisdiction as the results may be of interest.
 - d) Consider bringing more awareness and discussions within your municipalities, the public, and municipal leagues and associations. Perhaps bring in some EMS professionals as well who can provide more information and facts than provided in this report. Perhaps a county-wide group of municipal leaders and seasoned EMS professionals could help with this endeavor.
 - e) The easiest change you can make is to make sure EMS workers are invited to any employee and community events – they are an essential part of the team that is often left out of these functions.

The only way the current EMS crisis gets better is by working together as municipal and EMS leaders, becoming more aware of these issues, and more informed so that we can match the service desired with the ability to pay for those services. Solutions are needed and we should begin a wider conversation on these matters.

If you do not already receive regular reports on response times, number of calls, and mutual aid calls, it is strongly suggested that this information be obtained on a regular basis (i.e. quarterly) and that a follow-up dialog occurs with the EMS administrators that provide EMS service to your community.

If you would like to discuss these issues further, please do not hesitate to contact me at (914) 939-0634 or cbradbury@ryebrook.org

Thank you for your time and attention on this important matter.

Christopher J. Bradbury
Rye Brook Village Administrator

Additional Resources:

National Association of Emergency Medical technicians (NAEMT): <https://naemt.org/>

NAEMT Position Statement: [Recognition of EMS as an Essential Public Function](#)

Stalled [Proposed Legislation](#) Establishing EMS as First Responders (*also see below*)

STATE OF NEW YORK

Proposed NYS legislation: AO1582 & S01381

2019-2020 Regular Sessions

January 15, 2019

Referred to the *Committee on Local Governments* (*no further action*)

AN ACT to amend the general municipal law, in relation to classifying emergency medical services provided by municipalities as essential services for the purposes of applying for and receiving state aid

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Section 122-b of the general municipal law is amended by adding a new subdivision 6 to read as follows:

6. Emergency medical services provided for pursuant to subdivision one of this section shall be deemed essential services for the purposes of applying for and receiving state aid.

§ 2. This act shall take effect immediately.

/CJB



WESTCHESTER COUNTY

EMERGENCY MEDICAL SERVICES ADVISORY BOARD

4 Dana Road, Valhalla, NY 10595

David Dawson
Chair

Nick Franzoso
Secretary

MEMBERS

Joseph Barca
Justin Costable
Elanor Hersam
Maria Hlushko
Al Kim
Erik Larsen, MD
Steven Marella
Jeff Meade
Scott Moore
James Muller
Adam Ochs
James O'Connor
John Ohnmacht
Guy Peifer
David Raizen
Barry Reiter
Anthony Sutton
Jill Swanson
Ex-Officio
Blanca Lopez
Richard Wishnie
Susan Spear
Michael Volk

February 9, 2022

Hon. George Latimer
County Executive
148 Martine Avenue
9th Floor
White Plains, NY 10601

RE: EMS REPORT

Dear County Executive Latimer:

Please find attached the report and recommendations you requested from the members of the Westchester County EMS Advisory Board with regard to the state of EMS in Westchester.

During the past year, the Board surveyed all of the EMS agencies in the county, held discussions with various representatives of these organizations and worked with the Municipal Managers Association whose membership demonstrated strong interest in assisting the EMS Advisory Board.

We also garnered the interest and support of State Senator Shelley Mayer and State Assemblyman Steve Otis. Senator Mayer and her staff are in the process of preparing state legislation to help address this critical issue. We hope that state legislation will lead to recognizing EMS as an "essential" service along with other important mandated regulations.

We also wish to thank you for your leadership in recognizing the need to find a solution to the long developing concern about the lack of appropriate pre-hospital care in Westchester County.

We believe that we are on the precipice of finally solving a decade's long issue that has deteriorated rapidly during the Covid 19 pandemic. We are sincerely grateful to you for helping us get to this point and are prepared to support your efforts in the months ahead.

We look forward to meeting with you at your earliest opportunity to answer any of your questions.

Sincerely yours,

David Dawson, Chairman

Westchester County EMS Advisory Board

Westchester County Emergency Medical Services (EMS) Advisory Board

EMS in Crisis: Current Problems and Recommended Solutions

EMS systems throughout our nation face an immediate crisis. The problems leading to this situation have been building over the years, and have now been pushed to the point of crisis by the Coronavirus pandemic. This situation exists here in Westchester County, where staffing shortages have led to dramatic increases in mutual aid calls and increases in wait times for a responding ambulance. In 2021 over 7,000 requests for EMS mutual aid were received, a 58% increase from 2020. The intent of mutual aid is to provide support in exceptional situations, but it has now become a 20x per day occurrence. It is now common for 9-1-1 dispatchers to reach out to multiple agencies, sometimes 10-15 or more, to find an available crew to respond. This additional dispatch time adds significantly to response time delays. When someone is having a critical health emergency, and calls for an ambulance, time matters. A delayed response to a critical patient, can make the difference between life and death. The Westchester EMS Advisory Board has researched the factors contributing to the current crisis and is recommending both short and long term action items for your consideration.

Current Problems:

Many people are surprised to learn that EMS is not designated as an “essential service” by state or federal law, as police and fire service are. This has resulted in fewer revenue opportunities to support EMS operations, equipment, and staffing. A significant portion of EMS agency revenues come from private patient insurance or Medicare/Medicaid reimbursements, which are inadequate to cover EMS costs. Most EMS agencies do not receive any compensation for providing onsite medical assessment and care, only for transporting a patient to the hospital.

Low compensation, lack of benefits, and lack of career opportunities have created recruitment and retention challenges, which results in insufficient staffing to meet Westchester County’s EMS needs.

These staffing challenges also impact mutual aid capabilities. This results both in significantly increased response times to those in need of pre-hospital medical care and transportation, while also leaving the responding unit communities with limited coverage.

The Emergency Medical Services (EMS) system in Westchester County is quite unique. There are 50 agencies currently authorized under the New York State (NYS) Public Health Law, Article 30, to operate in the County of Westchester.

Primary EMS service models vary from independent, commercial, to municipal based agencies. Staffing models range from all volunteer, to all career, to a combined staffing model. Over the past 10 years the staffing models have shown a decline of full volunteer staffing, many agencies have adopted a combination career/volunteer model. As additional combined staffing models are utilized with the intent of resolving recruitment and retention challenges, inadequate agency funding challenges are created, including limited revenue opportunities. When the costs of

equipment, vehicles, supplies, fuel, maintenance, and a safe and secure facility are added, local funds can be quickly depleted.

Even without a requirement to provide EMS, some local municipalities, independent EMS or fire based EMS services have recognized the need for providing these vital out-of-hospital healthcare services. However, they are provided inconsistently and with few standards for level of care, service availability, and adequate response times or oversight. Providing EMS to all residents should be the responsibility of every municipality in a form chosen by officials in the home community (municipal, private, not-for-profit, district, etc.).

The key reasons that EMS should be considered required and essential is the emergency medical services system provides a public good that includes the following:

- a) EMS provides highly trained out-of-hospital healthcare professionals who respond to those who are sick or injured in their homes, workplace, or on our streets.
- b) EMS provides public health & safety services, especially during life threatening emergencies, providing timely and advanced patient care.
- c) EMS provides equal access to all residents.
- d) EMS provides early intervention health care.

In short, requiring at least a minimum level of uniform EMS service ensures that *all residents* receive these public health and safety protections, especially during emergencies, and have access to early intervention health care which will help provide better care for patients, assist medical providers at the hospital, and lower overall medical costs.

The need to continue providing what the general public certainly considers an “essential” service, even if the law does not, must include the establishment of a continuous funding stream to support ongoing operations. Third party reimbursements have not been sufficient to maintain the state of readiness needed to provide adequate out-of-hospital care. Medicare/Medicaid rates are inadequate to cover the costs of care, and if the patient is not provided with transportation, services are not eligible for reimbursement.

The EMS Advisory Board was approached by the Westchester Municipal Administrators Association (MAA) to collaborate on a common solution because they understand and share these concerns about providing vital pre-hospital healthcare to the residents of Westchester County. It is the intent of this partnership to educate locally and encourage legislative support to overcome this crisis.

Recommended Solutions:

Under Westchester County Law 223-b, the Emergency Medical Services Advisory Board (EAB) was created to: *“The principal function of the Board is to assist, advise, comment and make recommendations to the Westchester County Executive on matters related to the provision of emergency medical services in Westchester County.”*

Below are several short and long term recommended action items for your consideration.

1. Legislation:

- a. Enact State legislation that requires local municipalities to recognize Emergency

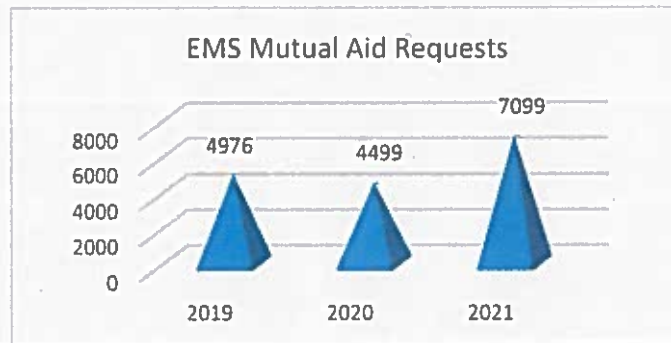
Medical Services, as an “essential” service. This would require a municipality to ensure adequate EMS services are provided to their communities, including service standards in level of care, equipment, personnel, response time, and quality assurance, coordinated through the Regional EMS Councils. It would also include a sufficient, sustainable funding mechanism.

- b. Support Federal legislation that recognizes Emergency Medical Services as an “essential” service, and allows for federal aid, grant funding, and improved Medicare/Medicaid reimbursement rates.
 - c. Request support from our state and federal delegation on behalf of the County Executive and Board of Legislators.
 - d. Consider the creation of regional or countywide EMS Special Districts as a funding mechanism.
 - e. Consider funding a shared services model that would allow for local consolidation and resulting cost savings. Although not an easy task, the model would help better utilize limited personnel in providing increased productivity hours, and decrease overall costs by reducing the enormous expense of equipment, supplies, and infrastructure.
2. Federal Support:
 - a. Expand the current DHS/FEMA SAFER grant program to further address inadequate staffing concerns.
 - b. Increase Medicare/Medicaid reimbursement rates, and allow reimbursement for non-transport services.
3. State Support:
 - a. Investigate access into an employee retirement system and participation in the NYS employee health insurance program.
 - b. Investigate the potential need to alter General Municipal Law (GML) to include emergency medical services systems in the New York State Length of Service Award Program eligibility.
 - c. Evaluate the availability and use of telemedicine services to defer callers with non-life threatening illness to a healthcare triage provider, with the goal of decreasing the need for EMS to respond when that level of care is not warranted.
 - d. Allow for alternate transport locations, such as urgent care centers, clinics, etc. thereby decreasing out of service times and keeping the healthcare services local. This would also help with overcrowding of emergency departments and decrease overall healthcare costs.
4. Public Education:
 - a. Support public education of elected officials and the public about the current status of EMS and the need for solutions.
5. Career Development:
 - a. Improve EMS staff compensation and benefits, including healthcare and retirement.
 - b. Develop additional EMS training programs to support new providers, and ongoing training opportunities to enhance advanced care.
 - c. Create a better career path for EMS staff in health care fields.

Conclusions:

Westchester County's EMS system is in crisis. Although the COVID pandemic exacerbated the situation, when the pandemic has abated, the identified shortfalls will remain. The immediate and long term needs should be addressed in order to create a sustainable EMS system county wide. Building a sustainable EMS system includes making the profession part of an attractive career path for the dedicated men and women who save lives every day. This path would help preserve current, and attract future, qualified providers who will be accessible and capable of responding to the out-of-hospital healthcare needs of the residents, workforce, and visitors in every municipality throughout Westchester County.

The EMS Advisory Board has recommended a series of actions we believe will make significant improvements. The Advisory Board, in partnership with the Municipal Administrators Association, are committed to working with you towards solutions that will benefit all Westchester residents.



S08432 Summary:

BILL NO S08432

SAME AS No Same As

SPONSOR MAYER

COSPNSR HINCHEY, SKOUFIS

MLTSPNSR

Amd §§122-b & 209-b, Gen Muni L; amd §163, Civ Serv L; amd §40, R & SS L; amd §§3000 - 3003 & 3008, add §§3004, 3018 & 3019, Pub Health L

Relates to emergency medical services; includes the establishment of an emergency medical services quality and sustainability assurance program, a statewide comprehensive emergency medical system plan and an emergency medical systems training program.

S08432 Text:

STATE OF NEW YORK

8432

IN SENATE

March 1, 2022

Introduced by Sen. MAYER -- read twice and ordered printed, and when printed to be committed to the Committee on Local Government

AN ACT to amend the general municipal law, the civil service law, the retirement and social security law and the public health law, in relation to emergency medical services

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

1 Section 1. The opening paragraph of subdivision 1 of section 122-b of
2 the general municipal law, as amended by chapter 471 of the laws of
3 2011, is amended to read as follows:

4 ~~[Any]~~ General ambulance services are an essential service. Every
5 county, city, town ~~[or]~~ and village, acting individually or jointly,
6 ~~[may]~~ shall provide an emergency medical service, a general ambulance
7 service or a combination of such services for the purpose of providing
8 prehospital emergency medical treatment or transporting sick or injured
9 persons found within the boundaries of the municipality or the munici-
10 palities acting jointly to a hospital, clinic, sanatorium or other place
11 for treatment of such illness or injury, and for that purpose may:

12 § 2. Subdivision 4 of section 209-b of the general municipal law, as
13 amended by chapter 476 of the laws of 2018, is amended to read as
14 follows:

15 4. ~~[Fees and charges]~~ Gratuities prohibited. ~~[Emergency and general~~
16 ~~ambulance service authorized pursuant to this section shall be furnished~~
17 ~~without cost to the person served.]~~ The acceptance by any firefighter of
18 any personal remuneration or gratuity, directly or indirectly, from a
19 person served shall be a ground for his or her expulsion or suspension
20 as a member of the fire department or fire company.

21 § 3. Subdivision 2 of section 163 of the civil service law, as amended
22 by section 4 of part T of chapter 56 of the laws of 2010, is amended to
23 read as follows:

24 2. The contract or contracts shall provide for health benefits for
25 retired employees of the state and of the state colleges of agriculture,
26 home economics, industrial labor relations and veterinary medicine, the
27 state agricultural experiment station at Geneva, and any other institu-

EXPLANATION--Matter in italics (underscored) is new; matter in brackets
[-] is old law to be omitted.

LBD14641-02-2

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1 tion or agency under the management and control of Cornell university as
2 the representative of the board of trustees of the state university of
3 New York, and the state college of ceramics under the management and
4 control of Alfred university as the representative of the board of trus-
5 tees of the state university of New York, and their spouses and depend-
6 ent children as defined by the regulations of the president, on such
7 terms as the president may deem appropriate, and the president may
8 authorize the inclusion in the plan of the employees and retired employ-
9 ees of public authorities, public benefit corporations, school
10 districts, special districts, district corporations, municipal corpo-
11 rations excluding active employees and retired employees of cities
12 having a population of one million or more inhabitants whose compen-
13 sation is or was before retirement paid out of the city treasury, or
14 other appropriate agencies, subdivisions or quasi-public organizations
15 of the state, including active members of volunteer fire and volunteer
16 ambulance companies serving one or more municipal corporations pursuant
17 to subdivision seven of section ninety-two-a of the general municipal
18 law, and their spouses and dependent children as defined by the regu-
19 lations of the president. Notwithstanding any law or regulation to the
20 contrary, active members of volunteer fire and volunteer ambulance
21 companies serving one or more municipal corporations pursuant to subdivi-
22 vision seven of section ninety-two-a of the general municipal law shall
23 be eligible for health benefits regardless of the amount of funds
24 derived from public sources. Any such corporation, district, agency or
25 organization electing to participate in the plan shall be required to
26 pay its proportionate share of the expenses of administration of the
27 plan in such amounts and at such times as determined and fixed by the
28 president. All amounts payable for such expenses of administration shall
29 be paid to the commissioner of taxation and finance and shall be applied
30 to the reimbursement of funds previously advanced for such purposes.
31 Neither the state nor any other participant in the plan shall be charged
32 with the particular experience attributable to the employees of the
33 participant, and all dividends or retroactive rate credits shall be
34 distributed pro-rata based upon the number of employees of such partic-
35 ipant covered by the plan.

36 § 4. Paragraph 9 of subdivision c of section 40 of the retirement and
37 social security law, as amended by chapter 525 of the laws of 1963, is
38 amended to read as follows:

39 9. Active members of volunteer fire and volunteer ambulance companies
40 serving one or more municipal corporations pursuant to subdivision seven
41 of section ninety-two-a of the general municipal law.

42 10. Notwithstanding any inconsistent provision of subdivision e of
43 this section, or of this chapter or of any other law, an officer or
44 employee in the service of the state or of a participating employer who,
45 at the time of entering such service, was or is entitled to benefits by
46 any other pension or retirement system maintained by the state or a
47 political subdivision thereof, provided such benefits, exclusive of any
48 annuity based solely on his own contributions and interest thereon, are
49 suspended during his active membership in the retirement system. He
50 shall contribute to the retirement system as a new member.

51 § 5. Section 3000 of the public health law, as amended by chapter 804
52 of the laws of 1992, is amended to read as follows:

53 § 3000. Declaration of policy and statement of purpose. The furnishing
54 of medical assistance in an emergency is a matter of vital concern
55 affecting the public health, safety and welfare. Emergency medical
56 services and ambulance services are essential services that must be

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1 available to everyone in New York in a reliable manner. Prehospital
2 emergency medical care, other emergency medical services, the provision
3 of prompt and effective communication among ambulances and hospitals and
4 safe and effective care and transportation of the sick and injured are
5 essential public health services that must be available to everyone in
6 New York in a reliable manner.

7 It is the purpose of this article to promote the public health, safety
8 and welfare by providing for certification of all advanced life support
9 first response services and ambulance services; the creation of regional
10 emergency medical services councils; and a New York state emergency
11 medical services council to develop minimum training standards for
12 certified first responders, emergency medical technicians and advanced
13 emergency medical technicians and minimum equipment and communication
14 standards for advanced life support first response services and ambu-
15 lance services.

16 § 6. Subdivision 1 of section 3001 of the public health law, as
17 amended by chapter 804 of the laws of 1992, is amended to read as
18 follows:

19 1. "Emergency medical service" means [~~initial emergency medical~~
20 ~~assistance including, but not limited to, the treatment of trauma,~~
21 ~~burns, respiratory, circulatory and obstetrical emergencies]~~ care of a
22 person to, from, at, in, or between the person's home, scene of injury,
23 hospitals, health care facilities, public events or other locations, by
24 emergency medical services practitioners as a patient care team member,
25 for emergency, non-emergency, specialty, low acuity, preventative, or
26 interfacility care; emergency and non-emergency medical dispatch; coor-
27 ordination of emergency medical system equipment and personnel; assess-
28 ment; treatment, transportation, routing, referrals and communications
29 with treatment facilities and medical personnel; public education, inju-
30 ry prevention and wellness initiatives; administration of immunizations
31 as approved by the state emergency medical services council; and
32 follow-up and restorative care.

33 § 7. Section 3002 of the public health law is amended by adding a new
34 subdivision 9 to read as follows:

35 9. The state council shall advise the commissioner on such issues as
36 the commissioner may require related to the provision of emergency
37 medical service, specialty care, designated facility care, and disaster
38 medical care, and assist in the coordination of such service and care.
39 This shall include, but is not limited to, the recommendation, periodic
40 revision, and application of rules and regulations, appropriateness
41 review standards, treatment protocols, and quality improvement stand-
42 ards. Such rules, regulations, standards and protocols shall be region-
43 alized, as necessary. The state council shall meet as frequently as
44 determined necessary by the commissioner.

45 § 8. Section 3003 of the public health law is amended by adding two
46 new subdivisions 11 and 12 to read as follows:

47 11. Each regional council shall advise the state emergency medical
48 services council, the commissioner and the department on such issues as
49 the state emergency medical services council, the commissioner and the
50 department may require related to the provision of emergency medical
51 service, specialty care, designated facility care, and disaster medical
52 care, and assist in the regional coordination of such service and care.

53 12. Each regional council shall advise the state emergency medical
54 services council, the commissioner and the department on the appropriate
55 regional standards required for the provision of emergency medical
56 services.

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1 § 9. The public health law is amended by adding a new section 3004 to
2 read as follows:

3 § 3004. Emergency medical services quality and sustainability assur-
4 ance program. The commissioner, with the advice of the state emergency
5 medical advisory committee, may create an emergency medical services
6 quality and sustainability assurance program. Standards and requirements
7 of the quality and sustainability assurance program may include but not
8 be limited to, clinical standards, quality metrics, safety standards,
9 emergency vehicle operator standards, clinical competencies, sustaina-
10 bility metrics and minimum requirements for quality assurance and
11 sustainability assurance programs to be followed by emergency medical
12 services agencies, to promote positive patient outcomes, safety, and
13 emergency medical services system sustainability throughout the state.
14 Standards and requirements of the quality and sustainability assurance
15 program may be regionalized. The commissioner is hereby authorized to
16 promulgate regulations related to the standards and requirements of the
17 quality and sustainability assurance program. Quality and sustainability
18 assurance programs shall require each emergency medical services agency
19 to perform regular and periodic review of quality and sustainability
20 assurance program metrics, identification of agency deficiencies and
21 strengths, development of programs to improve agency metrics, strengthen
22 system sustainability, and continuous monitoring of care provided. The
23 department may contract for services with subject matter experts to
24 assist in the oversight of these metrics statewide. The department may
25 delegate authority to oversee these metrics and regulations to counties
26 or other contractors as determined by the commissioner. Emergency
27 medical services agencies that do not meet the standards and require-
28 ments set forth in the quality assurance program set by the commissioner
29 may be subject to enforcement actions, including but not limited to
30 revocation, suspension, performance improvement plans, or restriction
31 from specific types of responses including, but not limited to, suspen-
32 sion of the ability to respond to requests for emergency medical assist-
33 ance or to perform emergency medical services.

34 § 10. The public health law is amended by adding a new section 3018 to
35 read as follows:

36 § 3018. Statewide comprehensive emergency medical system plan. 1. The
37 department, in consultation with the state emergency medical advisory
38 committee, shall develop and maintain a statewide comprehensive emergen-
39 cy medical system plan that shall provide for a coordinated emergency
40 medical system within the state, which shall include but not be limited
41 to:

42 (a) establishing a comprehensive statewide emergency medical system,
43 incorporating facilities, transportation, workforce, communications, and
44 other ways to improve the delivery of emergency medical service and
45 thereby decrease morbidity, hospitalization, disability, and mortality;

46 (b) improving the accessibility of high-quality emergency medical
47 service;

48 (c) coordinating with professional medical organizations, hospitals,
49 and other public and private agencies to develop approaches for persons
50 who are presently using emergency departments for routine, nonurgent and
51 primary medical care to be served appropriately and economically; and

52 (d) conducting, promoting, and encouraging programs of education and
53 training designed to upgrade the knowledge and skills of emergency
54 medical service practitioners throughout the state with emphasis on
55 regions underserved by emergency medical services.

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1 2. The statewide comprehensive emergency medical system plan shall be
2 reviewed, updated if necessary, and published every five years on the
3 department's website, or at such earlier times as may be necessary to
4 improve the effectiveness and efficiency of the state's emergency
5 medical service system.

6 3. Each regional emergency medical advisory committee shall develop
7 and maintain a comprehensive regional emergency medical system plan that
8 shall provide for a coordinated emergency medical system within the
9 region. Such plans shall be subject to review by the state emergency
10 medical advisory committee and approval by the department.

11 4. Each county shall develop and maintain a comprehensive county emer-
12 gency medical system plan that shall provide for a coordinated emergency
13 medical system within the county. The county office of emergency medical
14 services shall be responsible for the development and maintenance of the
15 comprehensive county emergency medical system plan. Such plans shall be
16 subject to review by the regional emergency medical advisory committee,
17 the state advisory council and approval by the department. The depart-
18 ment shall be responsible for oversight of each county's compliance with
19 its plan.

20 5. The commissioner may promulgate regulations to ensure compliance
21 with this section.

22 § 11. Section 3008 of the public health law is amended by adding a new
23 subdivision 8 to read as follows:

24 8. (a) Notwithstanding any provision of law other than paragraph (b)
25 of this subdivision to the contrary, all determinations of need shall be
26 consistent with the state emergency medical system plan established in
27 section three thousand eighteen of this article. The commissioner may
28 promulgate regulations to provide for standards on the determination of
29 need. The department shall issue a new emergency medical system agency
30 certificate only upon a determination that a public need for the
31 proposed service has been established pursuant to regulation. If the
32 department determines that a public need exists for only a portion of a
33 proposed service, a certificate may be issued for that portion. Prior to
34 reaching a final determination of need, the department shall forward a
35 summary of the proposed service including any documentation received or
36 subsequent reports created thereto, to the state emergency medical
37 services advisory council for review and recommendation to the depart-
38 ment on the approval of the application. An applicant or other concerned
39 party may appeal any determination made by the department pursuant to
40 this section within fourteen days. Appeals shall be heard pursuant to
41 the provisions of section twelve-a of this chapter, and a final determi-
42 nation as to need shall be made by the commissioner upon review of the
43 report and recommendation by the presiding administrative law judge.

44 (b) Notwithstanding the provisions of paragraph (a) of this subdivi-
45 sion, the commissioner may promulgate regulations to provide for the
46 issuance of an emergency medical system agency certificate without a
47 determination of public need.

48 § 12. The public health law is amended by adding a new section 3019 to
49 read as follows:

50 § 3019. Emergency medical systems training program. 1. There is hereby
51 established a training program for emergency medical systems that
52 includes students, emergency medical service practitioners, agencies,
53 facilities, and personnel, and the commissioner may provide funding
54 within the amount appropriated to conduct such training programs. Until
55 such time as the department announces the training program established
56 pursuant to this section is in effect, all current standards, curricula,

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1 and requirements for students, emergency medical service practitioners,
2 agencies, facilities, and personnel shall remain in effect.

3 2. The department, in consultation with the state emergency medical
4 advisory council, shall establish minimum education standards, curric-
5 ula, and requirements for all emergency medical system training
6 programs. No person shall profess to provide emergency medical system
7 training without the approval of the department.

8 3. The department is authorized to provide, either directly or through
9 contract, emergency medical system training for emergency medical
10 service practitioners and emergency medical system agency personnel,
11 develop and distribute training materials for use by instructors, and to
12 recruit additional instructors to provide training.

13 4. The department may visit and inspect any emergency medical system
14 training program or training center operating under this article and the
15 regulations adopted therefore to ensure compliance.

16 5. The commissioner shall, within amounts appropriated, establish a
17 public service campaign to recruit additional personnel into the emer-
18 gency medical system fields.

19 6. The commissioner shall, within amounts appropriated, establish an
20 emergency medical system mental health and wellness program that
21 provides resources to emergency medical service practitioners to reduce
22 burnout; prevent depression, suicide and other negative mental health
23 outcomes; and increase safety.

24 7. The department may create or adopt with the approval of the commis-
25 sioner additional standards, training and criteria to become a credent-
26 ialled emergency medical service practitioner to provide specialized,
27 advanced, or other services that further support or advance the emergen-
28 cy medical system.

29 § 13. This act shall take effect immediately.



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 24, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request from the Rye Free Reading Room (RFRR) to use the Village Green for various events such as outdoor Wiggle Giggle, Robert the Guitar Guy, family story times, an Ancient Egypt museum walkthrough, classical musical concerts, and other common library programs on various days from May 1, 2022 – October 31, 2022. RFRR will coordinate with City staff to ensure there is not interference with maintenance of the Village Green.

FOR THE MEETING OF:

April 6, 2022

RECOMMENDATION: That the Council authorize use of the Village Green per the library's request.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND: The RFRR has requested use of the Village Green on various days between May – October for various programs.

Library programs will occur between 9:30 am and 6:30 pm, with later programs wrapping up by 8 pm.

The library will coordinate set-up and other activities with the City Manager and appropriate City staff to ensure programs do not interfere with landscaping activities or other program requests.

See attached request.



March 23, 2022

Honorable Joshua Cohn, Mayor
Rye City Council

Dear Mayor Cohen:

The Rye Free Reading Room respectfully requests the use of the Village Green to offer a variety of library programs from May 1, 2022 through October 31, 2022. The programs will include Wiggle Giggle, Robert the Guitar Guy, family story times, an Ancient Egypt museum walkthrough, classical musical concerts, and other common library programs.

Library programs will occur between 9:30 and 6:30, with later programs wrapping up by 8 pm.

The library will coordinate set-up and other activities with the City Manager and appropriate city staff to ensure programs do not interfere with landscaping activities or other program requests.

Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Shoemaker', with a long horizontal flourish extending to the right.

Chris Shoemaker
Library Director



CITY COUNCIL AGENDA

DEPT.: City Manager

DATE: March 31, 2022

CONTACT: Greg Usry, City Manager

AGENDA ITEM: Consideration of a request by the Rye Chamber of Commerce for the use of City streets for the Annual Sidewalk Sale to be held on Thursday, July 21, 2022 through Saturday, July 23, 2021 from 9:00 a.m. to 5:00 p.m.

FOR THE MEETING OF:

April 6, 2022

RYE CITY CODE,

CHAPTER

SECTION

RECOMMENDATION: That the Council approve the request.

IMPACT: Environmental Fiscal Neighborhood Other:

BACKGROUND:

The Rye Chamber of Commerce is requesting that the Council authorize the use of City streets for the Annual Sidewalk Sale to be held on Thursday, July 21, 2022 through Saturday, July 23, 2021 from 9:00 a.m. to 5:00 p.m.

See attached request.



March 31, 2022

Ms. Noga Ruttenberg
Assistant to the City Manager
City of Rye
1051 Boston Post Road
Rye, New York 10580

Re: Rye Chamber of Commerce Sidewalk Sale

Dear Ms. Noga Ruttenberg,

On behalf of the Rye Chamber of Commerce, I am writing to request permission from the City for use of city streets on **July 21, 22 and 23, 2022** for our annual Sidewalk Sales.

Our members will be setting out their own tables and tents with a mindful eye to keep an area clear for pedestrian right of way.

I will contact the Commissioner of the Rye City Police Department to make sure the village officer has extra help to cover the extra traffic and shoppers. An insurance certificate will be provided upon approval.

Thank you in advance for your consideration.

Very truly yours,

Brian Jackson
President,
Rye Chamber of Commerce