



*Town of  
Washington*

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545  
845-677-3419

[www.washingtonny.org](http://www.washingtonny.org)

## AREA VARIANCE APPLICATION FORM

### APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

#### REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property.	
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES _____ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	_____ YES _____ NO
Is this application being made for a violation that currently exists on the property?	_____ YES _____ NO If YES, the application fee is double.

#### OWNER INFORMATION

<b>Name of Record Owner(s):</b> If a corporation, LLC, Trustee, so state and submit form	
Record Owner Mailing Address	
Record Owner Email Address	
Record Owner Phone Number	

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	
Business Name of Applicant	
Applicant Mailing Address	
Applicant Email Address	
Applicant Phone Number	

***Please check to specify who you wish correspondence to be e-mailed to, from the above names:***

**Applicant/Owner(s)**  
 **Authorized Representative**

### **SUMMARY OF AREA VARIANCE REQUEST**

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### **DESCRIPTION OF HARDSHIP**

**A Variance to the Zoning Ordinance is requested for the following five (5) reasons:**

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

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2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

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3. The amount of relief requested is not substantial because:

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4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

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5. Has the alleged difficulty been self-created? \_\_\_\_\_ Yes, or \_\_\_\_\_ No Why:

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## DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

### For Demolition of Existing Building Areas

Please describe area being removed:

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### New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

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Dimensions of new second floor:

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Dimensions of floor above second level:

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Height (from finished ground to top of ridge):

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Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:

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**Submit manufacturer specifications for pools, sheds, etc.**

**Proposed Alterations or Structural Changes Construction**

Please describe building areas: \_\_\_\_\_

Number of Floors and General Characteristics **BEFORE** Alterations:

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Number of Floors and Changes **WITH** Alterations:

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**Calculations of building areas and lot coverage:**

Existing square footage of existing buildings on your property:

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Proposed increase of building coverage:

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Square footage of your lot:

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Percentage of coverage of your lot by building area:

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**Purpose of New Construction**

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**Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):**

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**ADDITIONAL REQUIRED INFORMATION**

**Have any prior appeals been made with respect to this property?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_

**Such appeal(s) was (were) in the form of**

\_\_\_\_\_ A requested interpretation

\_\_\_\_\_ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

\_\_\_\_\_

\_\_\_\_\_ Please  
provide copies of previously granted appeals.

**Are there any Covenants or Restrictions concerning this land?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_ If yes, please furnish a copy

**Are the subject premises listed for sale on the real estate market?**

\_\_\_\_\_ Yes \_\_\_\_\_ No

**Are there any proposals to change or alter land contours?**

\_\_\_\_\_ No \_\_\_\_\_ Yes please explain.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Are there any wetland areas or buffers on the parcel?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_

**Are those wetland areas or buffers shown on the survey submitted with this application?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_

**If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_

**Does your application require Town, County, State, or Federal Permits?**

\_\_\_\_\_ Yes \_\_\_\_\_ NO\_\_\_\_\_ If yes, provide which agency and the type of application.

\_\_\_\_\_



Has an application been made to or granted by any other entity, and by which agency? Provide copies

No \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes  NO

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes  NO

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: interior demolition

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes  NO  If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel Single family residence  
\_\_\_\_\_ and the proposed use single family residence  
\_\_\_\_\_. (i.e.: existing single family, proposed: same with garage, pool or other)

### NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]  
Signature of Applicant or Authorized Agent  
Agent must submit Owner Authorization Form

Andre Bernal  
Printed Name

Sworn to before me this  
22 day of March, 2024.

Place Notary Stamp here: **ALISON ROCHFORT**  
Notary Public-State of New York  
No. 01RO6438133  
Qualified in Dutchess County  
Commission Expires 08/08/2026

[Signature]  
Signature of Notary



## ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

### REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	
Property Street Address	
<b>Check or N/A</b>	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	<p>Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>Site plan.</li> <li>Floor plan(s).</li> <li>Elevations.</li> </ul> <p>Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)</p>
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	<p>Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website:  <a href="https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx">https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx</a></p>
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at <a href="http://www.dec.ny.gov/permits/357.html">www.dec.ny.gov/permits/357.html</a> for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	<p>Application fee:            Four hundred dollars (\$400.00) for the first variance            One hundred twenty-five dollars (\$125.00) for each additional area variance            (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$750.00.  <b>Checks shall be made payable to "Town of Washington"</b>            Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.</p>
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to <a href="mailto:ZBA@washingtontny.org">ZBA@washingtontny.org</a> referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.

	Approved Building Permit
	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement
	<p><b>APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING &amp; MAILING TO ADJACENT NEIGHBORS</b></p> <p>CONSULT with ZBA Clerk for Notice of Public Hearing &amp; Neighbor List</p> <p><b>The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.</b></p>
	Affidavit of Publication from Poughkeepsie Journal
	Proof of Mailing to Adjacent Neighbors from the United States Post Office (USPS Certified Mail Receipt for each neighbor)

# Short Environmental Assessment Form

## Part 1 - Project Information

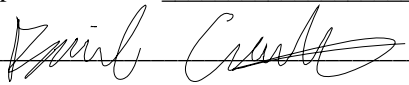
### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 23014 Presser			
Project Location (describe, and attach a location map): 97 Valley Farm Road, Town of Washington, NY			
Brief Description of Proposed Action: The client wishes to renovate the interior of the existing L-shaped single-family residence on site. There will be some adjustments to windows and new siding added. The main structure's footprint will not change. A new 9ft deep, L-shaped post and beam porch structure will be added to the front of the building. The porch will have overhanging roofs, a concrete pier foundation, and will be constructed of wood.			
Name of Applicant or Sponsor: Daniel Contelmo		Telephone: 845-214-0802 E-Mail: dan@dtcarchitects.com	
Address: 30 Croft Road			
City/PO: Poughkeepsie		State: NY	Zip Code: 12603
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 5.20 acres	
b. Total acreage to be physically disturbed?		_____ 0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: N/A _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ N/A _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ N/A _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ Existing 6,730sqft pond on site. No alterations. _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Storm water discharge will be directed to existing foundation drainage system. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Daniel Contelmo Architects</u> Date: <u>3/19/2024</u> Signature: <u></u> Title: <u>Architect</u>		



Town of Washington

TOWN OF WASHINGTON  
BUILDING DEPARTMENT  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

**THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC**

**PLEASE NOTE:** If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement.

**OWNER'S ENDORSEMENT**

STATE OF NEW YORK)

COUNTY OF \_\_\_\_\_ ) ss:

Hillel Reiter (manager of Apple Farm, LLC)

, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
  - 2. a part owner in fee (Two or more individuals on the tax roll)
  - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
  - 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
  - 5. member/owner(s) of Limited Liability Corporation (LLC).

**(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)**

I reside at 3632 Carlton Place  
City Boca Raton State FL Zip 33496

I have authorized (name) Andres Bernal  
(Company) Martin Building Corp

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 97 Valley Farm Rd, Millbrook NY  
property ID # \_\_\_\_\_

[Signature] manager  
Signature (manager of Apple Farm LLC)

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this 13 day of September, 2023.

Notary Public State of Florida / Palm Beach Notary Stamp:  
My commission expires: 7/14/27



Kaitlynn Vazquez  
Comm.: HH 362185  
Expires: February 14, 2027  
Notary Public - State of Florida

Proof of Authority is attached. See attached  
 Corporate Resolution,  LLC Formation,  Surrogate Letter,  Executor of a Will,  
 Certified Letter of Testamentary,  Letter of Administration,  Letter of Probate,  
 Power of Attorney



Affidavit  
Limited Liability Company

**BEFORE ME**, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared, Hillel Presser, Manager of Apple Farm, L.L.C., a New York limited liability company (hereinafter referred to as "Affiant"), who being by me first duly sworn, on oath, deposes and says under penalty of perjury that:

1. The LLC was validly formed in New York when the Articles of Organization were filed with the New York Department of Corporations on July 24, 2023.
2. Since the date the Articles of Organization were filed through the date of this Affidavit, the LLC is and has been duly organized, validly existing and in good standing under the laws of the New York.
3. Affiant is the sole Manager of the LLC.

**Under penalties of perjury**, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

  
\_\_\_\_\_  
Hillel Presser, Manager

STATE OF Florida )  
COUNTY OF Palm Beach )

The foregoing instrument was sworn to and subscribed before me this 13 day September, 2023 by Hillel Presser, individually and as Manager of Apple Farm LLC, a New York limited liability company, on behalf of said limited liability company. He  is personally known to me or [ ] has produced \_\_\_\_\_ as identification.



Kaitlynn Vazquez  
Comm.: HH 362185  
Expires: February 14, 2027  
Notary Public - State of Florida

  
Print Name: Kaitlynn Vazquez  
My commission expires: 7/14/27

**BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S  
ACTS (INDIVIDUAL OR CORPORATION)**

*THIS INDENTURE*, made the 30<sup>th</sup> day of August, 2023,

**BETWEEN** TIMOTHY A. CLEAR and JOHNA LEE CLEAR, residing at 36 Etheridge Road, White Plains, NY 10605,

party of the first part, and

APPLE FARM, LLC, a New York Limited Liability Company, with an address for the transaction of business at 6830 N. Federal Hwy., Boca Raton, FL 33487,

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the 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 Town of Washington and partly in the Village of Millbrook, County of Dutchess, State of New York, more particularly described in schedule A attached hereto;

**BEING AND INTENDED TO BE** the same premises conveyed by Deed dated February 1, 2012 from Linda M. Fallon as Administratrix of the Estate of Laura Scilessere, Deceased, to Timothy A. Clear and Johna Lee Clear and recorded in the office of the Dutchess County Clerk on February 16, 2012 as Document Number 02-2012-694.

**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.

**Dutchess County Parcel Grid #'s 135889-6765-00-414655, 135889-6765-00-381645, 135889-6765-00-421598, 135889-6765-00-395588, 135801-6765-00-425587, and 135801-6765-00-407580**

NYSBA's Residential Real Estate Forms (9/00)

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

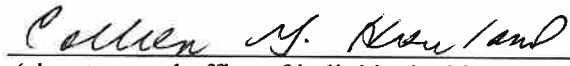
**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

  
TIMOTHY A. CLEAR

  
JOHNA LEE CLEAR

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF Dutchess )

On the 22 day of August in the year 2023, before me, the undersigned, personally appeared Timothy A. Clear and Johna Lee Clear, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity(ies), and that by his/her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

  
(signature and office of individual taking acknowledgment)

Colleen G. Howland  
Notary Public, State of New York  
Qualified in Dutchess County  
Reg No.: 01HO6416673  
Commission Expires April 19, 2025

**Record and Return By Mail To:**

Kelly L. Traver, Esq.  
WALLACE & WALLACE, LLP  
85 Civic Center Plaza, Suite LL3  
Poughkeepsie, NY 12601

Dutchess County Parcel Grid #'s 135889-6765-00-414655, 135889-6765-00-381645, 135889-6765-00-421598, 135889-6765-00-395588, 135801-6765-00-425587, and 135801-6765-00-407580

NYSBA's Residential Real Estate Forms (9/00)

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**SCHEDULE A DESCRIPTION**

ALL those certain plots, pieces, or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, and State of New York, which are more particularly bounded and described according to a recent survey completed by Kirk Horton, L.S. on June 17, 2023 as follows:

**Parcel 1:**

**Beginning** at an iron rod found on the westerly side of Valley Farm Road marking the northeasterly corner of the herein described parcel, and the southeasterly corner of lands now or formerly of DeBonis, described by deed recorded at the Dutchess County Clerk's Office in Liber 1999 of deeds at page 465, located at New York State Plane East Zone Coordinates of North: 1,082,344.84 feet by East: 711,699.31 feet;

Thence along the westerly line of said Valley Farm Road,  
South 8°57'51" East for 79.56 feet,  
South 17°12'51" East for 77.40 feet,  
South 23°59'51" East for 70.65 feet,  
South 28°30'51" East for 106.47 feet,  
South 34°16'51" East for 73.69 feet,  
South 31°28'51" East for 85.89 feet,  
South 25°06'51" East for 66.60 feet,  
South 18°21'51" East for 114.40 feet,  
South 11°02'51" East for 72.26 feet,  
South 4°02'51" East for 88.75 feet, and  
South 0°27'51" East for 217.16 feet to an iron rod found on or near the division line between the Village of Millbrook to the southeast and the Town of Washington to the northwest;

Thence along other lands of the Grantor being conveyed described hereafter,

South 89°32'42" West for 199.88 feet to an iron pipe found in concrete,  
North 15°06'18" West for 555.34 feet to an iron rod found in concrete, and  
North 18°25'54" West for 444.40 feet to an iron rod found in concrete in a stone wall;

Thence along the lands of the above mentioned DeBonis, following said wall and the remains thereof,

North 80°13'42" East for 200.61 feet to the point or place of beginning;

*Fidelity National Title Insurance Company*

Title Number: **QC10824**

Page 2

**Parcel 2:**

**Beginning** at an iron rod found in concrete marking the northeasterly corner of the herein described parcel at a point in a stone wall marking the boundary with lands now or formerly of DeBonis, described by deed recorded at the Dutchess County Clerk's Office in Liber 1999 of deeds at page 465, located at New York State Plane East Zone Coordinates of North: 1,082,310.79 feet by East: 711,501.62 feet;

Thence along the First Parcel described above,

South 18°25'54" East for 444.40 feet to an iron rod found in concrete, and  
South 15°06'18" East for 555.34 feet to an iron pipe found in concrete;

Thence along other lands of the Grantor being conveyed described hereafter,

South 77°06'38" West for 393.29 feet to an iron pipe set;

Thence along lands now or formerly of Orchard Hill Holdings, LLC, described by deed recorded at the Dutchess County Clerk's Office in Document No. 2-2016-8209, being Lot 5 on Filed Map No. 7874,

North 10°13'15" West for 301.37 feet to an iron rod found,  
North 14°04'33" West for 572.93 feet to an iron rod found,  
North 2°36'40" West for 105.84 feet to an iron rod found, and  
North 18°48'04" West for 38.55 feet to an iron rod found at a stone wall corner;

Thence along the aforementioned lands of DeBonis, following said wall,

North 80°16'09" East for 193.35 feet, and  
North 81°10'29" East for 119.06 feet to the point or place of beginning;

**Parcel 3 & 5:**

ALSO ALL those certain plots, pieces, or parcels of land, situate, lying and being partly in the Village of Millbrook and partly in the Town of Washington, County of Dutchess, and State of New York, which are more particularly bounded and described according to a recent survey completed by Kirk Horton, L.S. on June 17, 2023 as follows:

**BEGINNING** at an iron pipe found in concrete marking the northeasterly corner of the herein described parcel, the southwesterly corner of the First Parcel described above, and the southeasterly corner of the Second Parcel described above, located at New York State Plane East Zone Coordinates of North: 1,081,353.04 feet by East: 711,786.84 feet;

Thence along other lands of the Grantor being conveyed described hereafter,

South 10°26'20" East for 344.18 feet to an iron rod set;

*Fidelity National Title Insurance Company*

Title Number: **QC10824**

Page **3**

Thence along lands now or formerly of Orchard Hill Holdings, LLC, described by deed recorded at the Dutchess County Clerk's Office in Document No. 2-2016-8209, being Lot 5 on Filed Map No. 7874,

South 81°07'47" West for 394.28 feet (passing through an iron pipe set on line at 199.03 feet along said course) to an iron rod found, and  
North 10°13'15" West for 316.57 feet to an iron pipe set;

Thence along the southerly line of the Second Parcel described above,

North 77°06'38" East for 393.29 feet to the point or place of beginning;

**Parcel 4 & 6:**

**BEGINNING** at an iron rod found on the westerly side of Valley Farm Road marking the northeasterly corner of the herein described parcel, and the southeasterly corner of the First Parcel described above, located at New York State Plane East Zone Coordinates of North: 1,081,354.62 feet by East: 711,986.71 feet;

Thence along the westerly line of said Valley Farm Road,

South 0°35'05" West for 319.14 feet to an iron rod found;

Thence along lands now or formerly of Orchard Hill Holdings, LLC, described by deed recorded at the Dutchess County Clerk's Office in Document No. 2-2016-8209, being Lot 5 on Filed Map No. 7874,

South 81°07'47" West for 135.88 feet to an iron rod set;

Thence along the Third Parcel described above,

North 10°26'20" West for 344.18 feet to an iron pipe found in concrete;

Thence along the aforementioned First Parcel,

North 89°32'42" East for 199.88 feet to the point or place of beginning;

Being the same premises as described in Deed Document No. 02-2012-694.

For Information Only:

Said Premises being known as 97 Valley Farm Road, Millbrook, NY 12545;  
Valley Farm Rear Road, Millbrook, NY 12545;

***Fidelity National Title Insurance Company***

**Title Number: QC10824**

**Page 4**

**79 Valley Farm Road, Millbrook, NY 12545;**

**Valley Farm Road Rear, Millbrook, NY 12545;**

**Valley Farm Road, Millbrook, NY 12545;**

**Valley Farm Road, Millbrook, NY 12545**

**Section: 6765 Block: 00 Lot: 414655**

**Section: 6765 Block: 00 Lot: 381645**

**Section: 6765 Block: 00 Lot: 421598**

**Section: 6765 Block: 00 Lot: 395588**

**Section: 6765 Block: 00 Lot: 425587**

**Section: 6765 Block: 00 Lot: 407580**



Combined Real Estate Transfer Tax Return, Credit Line Mortgage Certificate, and Certification of Exemption from the Payment of Estimated Personal Income Tax

See Form TP-584-I, Instructions for Form TP-584, before completing this form. Print or type.

Schedule A - Information relating to conveyance

Form with sections for Grantor/Transferor and Grantee/Transferee, including fields for Name, Mailing address, City, State, ZIP code, Social Security number, and EIN.

Location and description of property conveyed

Table with columns: Tax map designation - Section, block & lot; SWIS code; Street address; City, town, or village; County.

Type of property conveyed (mark an X in applicable box)

- 1 [X] One- to three-family house
2 [ ] Residential cooperative
3 [ ] Residential condominium
4 [ ] Vacant land
5 [ ] Commercial/industrial
6 [ ] Apartment building
7 [ ] Office building
8 [ ] Four-family dwelling
9 [ ] Other

Date of conveyance

08 | 30 | 2023
month day year

Percentage of real property conveyed which is residential real property 100% (see instructions)

Condition of conveyance (mark an X in all that apply)

- a. [X] Conveyance of fee interest
b. [ ] Acquisition of a controlling interest
c. [ ] Transfer of a controlling interest
d. [ ] Conveyance to cooperative housing corporation
e. [ ] Conveyance pursuant to or in lieu of foreclosure
f. [ ] Conveyance which consists of a mere change of identity
g. [ ] Conveyance for which credit for tax previously paid will be claimed
h. [ ] Conveyance of cooperative apartment(s)
i. [ ] Syndication
j. [ ] Conveyance of air rights or development rights
k. [ ] Contract assignment
l. [ ] Option assignment or surrender
m. [ ] Leasehold assignment or surrender
n. [ ] Leasehold grant
o. [ ] Conveyance of an easement
p. [ ] Conveyance for which exemption from transfer tax claimed
q. [ ] Conveyance of property partly within and partly outside the state
r. [ ] Conveyance pursuant to divorce or separation
s. [ ] Other (describe)

Table for recording officer's use with columns: Amount received, Date received, Transaction number. Includes rows for Schedule B, Part 1 and Part 2.



## ADDENDUM TO TP-584 (9/19)

### Schedule A – Information relating to conveyance

#### Location and Description of Property Conveyed

Continued

Tap Map Designation Section, block & lot	SWIS code	Street address	City, Town or Village	County
6765-00-381645-0000	135889	Valley Farm Rear Rd	Washington	Dutchess
6765-00-421598-0000	135889	79 Valley Farm Rd	Washington	Dutchess
6765-00-395588-0000	135889	Valley Farm Rd Rear	Washington	Dutchess
6765-00-425587-0000	135801	Valley Farm Rd	Millbrook	Dutchess
6765-00-407580-0000	135801	Valley Farm Road	Millbrook	Dutchess

**Schedule B – Real estate transfer tax return (Tax Law Article 31)**

**Part 1 – Computation of tax due**

- 1 Enter amount of consideration for the conveyance (if you are claiming a total exemption from tax, mark an X in the Exemption claimed box, enter consideration and proceed to Part 3) .....  **Exemption claimed**
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien) .....
- 3 Taxable consideration (subtract line 2 from line 1) .....
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3 .....
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G) .....
- 6 Total tax due\* (subtract line 5 from line 4) .....

1.	975000	00
2.	0	00
3.	975000	00
4.	3900	00
5.	0	00
6.	3900	00

**Part 2 – Computation of additional tax due on the conveyance of residential real property for \$1 million or more**

- 1 Enter amount of consideration for conveyance (from Part 1, line 1) .....
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due\* (multiply line 2 by 1% (.01)) .....

1.	0	00
2.	0	00
3.	0	00

**Part 3 – Explanation of exemption claimed on Part 1, line 1 (mark an X in all boxes that apply)**

The conveyance of real property is exempt from the real estate transfer tax for the following reason:

- a. Conveyance is to the United Nations, the United States of America, New York State, or any of their instrumentalities, agencies, or political subdivisions (or any public corporation, including a public corporation created pursuant to agreement or compact with another state or Canada) ..... a
- b. Conveyance is to secure a debt or other obligation..... b
- c. Conveyance is without additional consideration to confirm, correct, modify, or supplement a prior conveyance..... c
- d. Conveyance of real property is without consideration and not in connection with a sale, including conveyances conveying realty as bona fide gifts..... d
- e. Conveyance is given in connection with a tax sale..... e
- f. Conveyance is a mere change of identity or form of ownership or organization where there is no change in beneficial ownership. (This exemption cannot be claimed for a conveyance to a cooperative housing corporation of real property comprising the cooperative dwelling or dwellings.) Attach Form TP-584.1, Schedule F ..... f
- g. Conveyance consists of deed of partition..... g
- h. Conveyance is given pursuant to the federal Bankruptcy Act..... h
- i. Conveyance consists of the execution of a contract to sell real property, without the use or occupancy of such property, or the granting of an option to purchase real property, without the use or occupancy of such property ..... i
- j. Conveyance of an option or contract to purchase real property with the use or occupancy of such property where the consideration is less than \$200,000 and such property was used solely by the grantor as the grantor's personal residence and consists of a one-, two-, or three-family house, an individual residential condominium unit, or the sale of stock in a cooperative housing corporation in connection with the grant or transfer of a proprietary leasehold covering an individual residential cooperative apartment..... j
- k. Conveyance is not a conveyance within the meaning of Tax Law, Article 31, § 1401(e) (attach documents supporting such claim) ..... k

\* The total tax (from Part 1, line 6 and Part 2, line 3 above) is due within 15 days from the date of conveyance. Make check(s) payable to the county clerk where the recording is to take place. For conveyances of real property within New York City, use Form TP-584-NYC. If a recording is not required, send this return and your check(s) made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

**Schedule C – Credit Line Mortgage Certificate (Tax Law Article 11)**

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: (mark an X in the appropriate box)

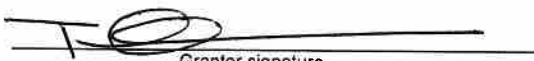

- 1.  The real property being sold or transferred is not subject to an outstanding credit line mortgage.
- 2.  The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - a  The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
  - b  The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
  - c  The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
  - d  The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is **not** principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

**Note:** for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e  Other (attach detailed explanation).
- 3.  The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
  - a  A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
  - b  A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
- 4.  The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

**Signature (both the grantors and grantees must sign)**

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 Grantor signature	Title	Grantor signature	Manager
 Grantor signature	Title	Grantor signature	Title

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

**Schedule C – Credit Line Mortgage Certificate** (Tax Law Article 11)

Complete the following only if the interest being transferred is a fee simple interest.

This is to certify that: (mark an X in the appropriate box)





1.  The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2.  The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
  - a  The transfer of real property is a transfer of a fee simple interest to a person or persons who held a fee simple interest in the real property (whether as a joint tenant, a tenant in common or otherwise) immediately before the transfer.
  - b  The transfer of real property is (A) to a person or persons related by blood, marriage or adoption to the original obligor or to one or more of the original obligors or (B) to a person or entity where 50% or more of the beneficial interest in such real property after the transfer is held by the transferor or such related person or persons (as in the case of a transfer to a trustee for the benefit of a minor or the transfer to a trust for the benefit of the transferor).
  - c  The transfer of real property is a transfer to a trustee in bankruptcy, a receiver, assignee, or other officer of a court.
  - d  The maximum principal amount secured by the credit line mortgage is \$3 million or more, and the real property being sold or transferred is not principally improved nor will it be improved by a one- to six-family owner-occupied residence or dwelling.

**Note:** for purposes of determining whether the maximum principal amount secured is \$3 million or more as described above, the amounts secured by two or more credit line mortgages may be aggregated under certain circumstances. See TSB-M-96(6)-R for more information regarding these aggregation requirements.

- e  Other (attach detailed explanation).
3.  The real property being transferred is presently subject to an outstanding credit line mortgage. However, no tax is due for the following reason:
  - a  A certificate of discharge of the credit line mortgage is being offered at the time of recording the deed.
  - b  A check has been drawn payable for transmission to the credit line mortgagee or mortgagee's agent for the balance due, and a satisfaction of such mortgage will be recorded as soon as it is available.
4.  The real property being transferred is subject to an outstanding credit line mortgage recorded in \_\_\_\_\_ (insert liber and page or reel or other identification of the mortgage). The maximum principal amount of debt or obligation secured by the mortgage is \_\_\_\_\_. No exemption from tax is claimed and the tax of \_\_\_\_\_ is being paid herewith. (Make check payable to county clerk where deed will be recorded.)

**Signature (both the grantors and grantees must sign)**

The undersigned certify that the above information contained in Schedules A, B, and C, including any return, certification, schedule, or attachment, is to the best of their knowledge, true and complete, and authorize the person(s) submitting such form on their behalf to receive a copy for purposes of recording the deed or other instrument effecting the conveyance.

 _____ Grantor signature	_____ Title	 _____ Grantee signature	_____ Manager Title
 _____ Grantor signature	_____ Title	 _____ Grantee signature	_____ Title

**Reminder:** Did you complete all of the required information in Schedules A, B, and C? Are you required to complete Schedule D? If you marked e, f, or g in Schedule A, did you complete Form TP-584.1? Have you attached your check(s) made payable to the county clerk where recording will take place? If no recording is required, send this return and your check(s), made payable to the **NYS Department of Taxation and Finance**, directly to the NYS Tax Department, RETT Return Processing, PO Box 5045, Albany NY 12205-0045. If not using U.S. Mail, see Publication 55, *Designated Private Delivery Services*.

**Schedule D – Certification of exemption from the payment of estimated personal income tax (Tax Law, Article 22, § 663)**

Complete the following only if a fee simple interest or a cooperative unit is being transferred by an individual or estate or trust.



If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

**Part 1 – New York State residents**

If you are a New York State resident transferor/seller listed in Form TP-584, Schedule A (or an attachment to Form TP-584), you must sign the certification below. If one or more transferor/seller of the real property or cooperative unit is a resident of New York State, each resident transferor/seller must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all resident transferors/sellers.

**Certification of resident transferors/sellers**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller as signed below was a resident of New York State, and therefore is not required to pay estimated personal income tax under Tax Law § 663(a) upon the sale or transfer of this real property or cooperative unit.

Signature 	Print full name Timothy A. Clear	Date
Signature 	Print full name Johna Lee Clear	Date
Signature	Print full name	Date
Signature	Print full name	Date

**Note:** A resident of New York State may still be required to pay estimated tax under Tax Law § 685(c), but not as a condition of recording a deed.

**Part 2 – Nonresidents of New York State**

If you are a nonresident of New York State listed as a transferor/seller in Form TP-584, Schedule A (or an attachment to Form TP-584) but are not required to pay estimated personal income tax because one of the exemptions below applies under Tax Law § 663(c), mark an X in the box of the appropriate exemption below. If any one of the exemptions below applies to the transferor/seller, that transferor/seller is not required to pay estimated personal income tax to New York State under Tax Law § 663. Each nonresident transferor/seller who qualifies under one of the exemptions below must sign in the space provided. If more space is needed, photocopy this Schedule D and submit as many schedules as necessary to accommodate all nonresident transferors/sellers.

If none of these exemption statements apply, you must complete Form IT-2663, *Nonresident Real Property Estimated Income Tax Payment Form*, or Form IT-2664, *Nonresident Cooperative Unit Estimated Income Tax Payment Form*. For more information, see *Payment of estimated personal income tax*, on Form TP-584-I, page 1.

**Exemption for nonresident transferors/sellers**

This is to certify that at the time of the sale or transfer of the real property or cooperative unit, the transferor/seller (grantor) of this real property or cooperative unit was a nonresident of New York State, but is not required to pay estimated personal income tax under Tax Law § 663 due to one of the following exemptions:

- The real property or cooperative unit being sold or transferred qualifies in total as the transferor's/seller's principal residence (within the meaning of Internal Revenue Code, section 121) from \_\_\_\_\_ Date to \_\_\_\_\_ Date (see instructions).
- The transferor/seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure, or in lieu of foreclosure with no additional consideration.
- The transferor or transferee is an agency or authority of the United States of America, an agency or authority of New York State, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.

Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date
Signature	Print full name	Date

**Addendum to Forms TP-584, TP-584-NYC and NYC-RPT<sup>1</sup>**

FORM	RESIDENTIAL PROPERTY <sup>2</sup>	CONDO UNIT	OTHER PROPERTY
NYS TP-584	Complete both Sections 1 and Section 2	Not required <sup>3</sup>	Not required <sup>3</sup>
NYC RPT	Complete both Sections 1 (with TIN Column) and Section 2	Complete Section 1 Only (with TIN Column)	Complete Section 1 Only (with TIN Column)

**SECTION 1**

**Apple Farm, LLC**

, the  Grantor  Grantee is a limited liability company (the "LLC")

List the names, business addresses, and tax identification number<sup>4</sup> (TIN Required NYC Only)<sup>3</sup> of all members, managers and other authorized persons of the LLC. The term "authorized person" includes any person, whether or not a member, who is authorized by the operating agreement, or otherwise, to act on behalf of the LLC.

NAME	BUSINESS ADDRESS	TIN (Required NYC Only) <sup>3</sup>
Harmonious Melody Group	6830 N. Fed Highway Boca Raton FL 33487	
Watchman Group LLC	6830 N. Fed Highway Boca Raton FL 33487	
Hillel Presser	6830 N Fed Highway Boca Raton FL 33487	
Ashley Martini Presser	6830 N Fed Highway Boca Raton FL 33487	

**SECTION 2**

If any member of the LLC listed above is itself an LLC or other business entity (the "Member Entity"), enter the names, business addresses of any shareholders, directors, officers, members, managers and/or partners of the Member Entity. Continue disclosing each level of ownership until 100% of the ultimate ownership by natural persons<sup>5</sup> is disclosed.

NAME	BUSINESS ADDRESS
N/A	

**USE ADDITIONAL SHEETS IF NECESSARY**

- Pursuant to Section 1409(a) of the New York Tax Law and Section 11-2105 h of the Administrative Code of the City of New York.
- Residential Property includes a building containing 1 to 4 family dwelling units or mixed-use building containing 1 to 4 dwelling units.
- If the LLC is a single member LLC, then member name and TIN must be listed on Schedule A of TP-584.
- Tax Identification Number or TIN includes a Social Security number (SS) or Employer Identification Number (EIN).
- The term natural person means a human being, as opposed to an artificial person, who is the beneficial owner of the real property. A natural person does not include a corporation or partnership, natural person(s) operating a business under a d/b/a (doing business as), an estate (such as the estate of a bankrupt or deceased person), or a trust.

FOR COUNTY USE ONLY

C1. SWIS Code \_\_\_\_\_  
 C2. Date Deed Recorded \_\_\_\_\_  
Month / Day / Year  
 C3. Book \_\_\_\_\_ C4. Page \_\_\_\_\_



**New York State Department of Taxation and Finance**  
 Office of Real Property Tax Services  
**RP- 5217-PDF**  
 Real Property Transfer Report (8/10)

**PROPERTY INFORMATION**

1. Property Location: Valley Farm Road  
\* STREET NUMBER \_\_\_\_\_ \* STREET NAME \_\_\_\_\_  
 Washington \_\_\_\_\_ 12545 \_\_\_\_\_  
\* CITY OR TOWN \_\_\_\_\_ VILLAGE \_\_\_\_\_ \* ZIP CODE \_\_\_\_\_

2. Buyer Name: Apple Farm, LLC  
\* LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
 \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_

3. Tax Billing Address: Apple Farm LLC  
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form) LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
6830 N. Federal Highway Boca Raton FL 33487  
STREET NUMBER AND NAME \_\_\_\_\_ CITY OR TOWN \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

4. Indicate the number of Assessment Roll parcels transferred on the deed 6 # of Parcels OR  Part of a Parcel (Only if Part of a Parcel) Check as they apply:  
 4A. Planning Board with Subdivision Authority Exists   
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size: \_\_\_\_\_ X \_\_\_\_\_ OR 18.13  
\* FRONT FEET \_\_\_\_\_ \* DEPTH \_\_\_\_\_ \* ACRES \_\_\_\_\_  
 4B. Subdivision Approval was Required for Transfer   
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name: Clear \_\_\_\_\_ Timothy A. \_\_\_\_\_  
\* LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_  
 Clear \_\_\_\_\_ Johna Lee \_\_\_\_\_  
LAST NAME/COMPANY \_\_\_\_\_ FIRST NAME \_\_\_\_\_

\*7. Select the description which most accurately describes the use of the property at the time of sale:  
 A. One Family Residential   
 B. Ownership Type is Condominium   
 C. New Construction on a Vacant Land   
 D. Property Located within an Agricultural District   
 E. Buyer received a disclosure notice indicating that the property is in an Agricultural District

**SALE INFORMATION**

11. Sale Contract Date: 07/24/2023  
 \* 12. Date of Sale/Transfer: 08/30/2023  
 \*13. Full Sale Price: 975,000.00  
 ( Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale: 0.00

15. Check one or more of these conditions as applicable to transfer:  
 A. Sale Between Relatives or Former Relatives  
 B. Sale between Related Companies or Partners in Business.  
 C. One of the Buyers is also a Seller  
 D. Buyer or Seller is Government Agency or Lending Institution  
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)  
 F. Sale of Fractional or Less than Fee Interest (Specify Below)  
 G. Significant Change in Property Between Taxable Status and Sale Dates  
 H. Sale of Business is Included in Sale Price  
 I. Other Unusual Factors Affecting Sale Price (Specify Below)  
 J. None  
 Comment(s) on Condition: \_\_\_\_\_

**ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill**

16. Year of Assessment Roll from which information taken(YY) 21 \*17. Total Assessed Value 783,500  
 \*18. Property Class 210 - 1 \*19. School District Name Millbrook CSD  
 \*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))  
 see Addendum \_\_\_\_\_

**CERTIFICATION**

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

**SELLER SIGNATURE**  
  
 \_\_\_\_\_  
SELLER SIGNATURE \_\_\_\_\_ DATE 8/22/23

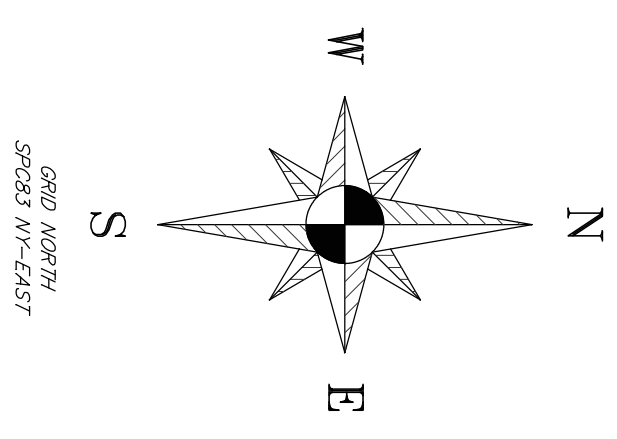
**BUYER CONTACT INFORMATION**  
 (Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)  
 Apple Farm, LLC

# ADDENDUM TO RP-5217

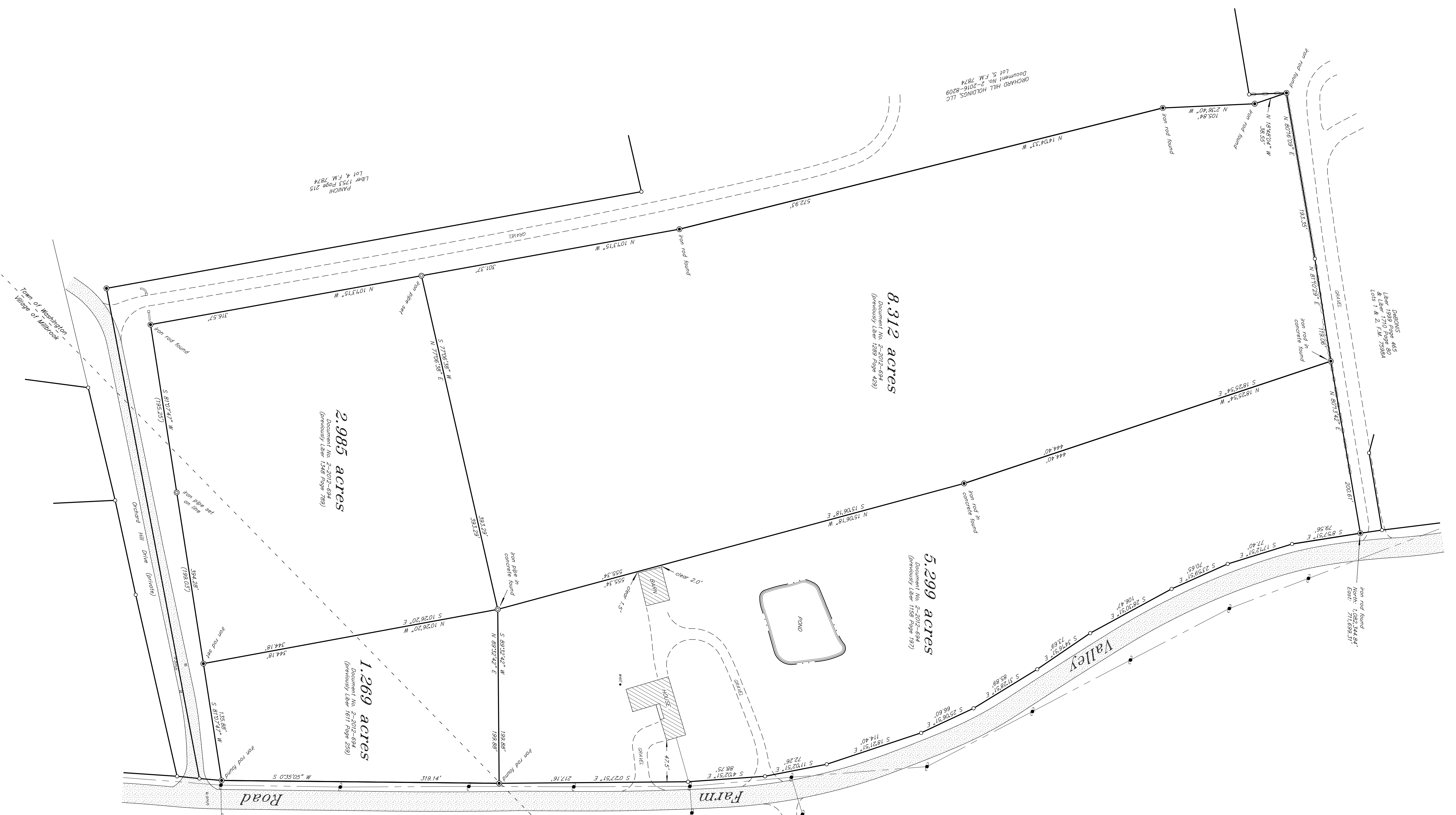
## Property Class

Premises Town/Village/City County	(1) 97 Valley Farm Road Town of Washington Dutchess	210
	Grid 135889-6765-00-414655	
Premises Town/Village/City County	(2) Valley Farm Road Rear Town of Washington Dutchess	151
	Grid 135889-6765-00-381645	
Premises Town/Village/City County	(3) 79 Valley Farm Road Town of Washington Dutchess	151
	Grid 135889-6765-00-421598	
Premises Town/Village/City County	(4) Valley Farm Road Rear Town of Washington Dutchess	151
	Grid 135889-6765-00-395588	
Premises Town/Village/City County	(5) Valley Farm Road Village of Millbrook Dutchess	311
	Grid 135801-6765-00-425587	
Premises Town/Village/City County	(6) Valley Farm Road Village of Millbrook Dutchess	321
	Grid 135801-6765-00-407580	





**Total Acreage**  
 5.299 acres  
 8.312 acres  
 2.985 acres  
 1.269 acres  
 17.865 acres



**Survey Map**  
 prepared for

**The Whalen Family Irrevocable Trust**  
 dated March 10, 2022

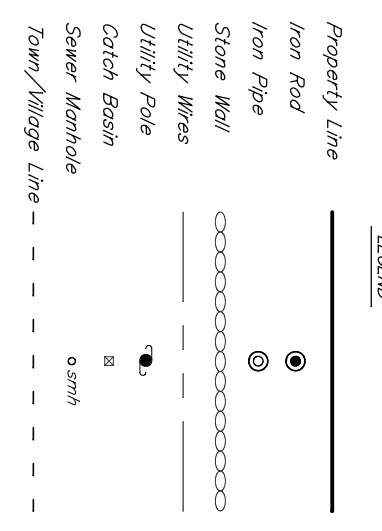
TOWN OF WASHINGTON & VILLAGE OF MILLBROOK  
 SCALE 1"=60'

DUTCHESS COUNTY, N.Y.  
 JUNE 12, 2023  
 revised JUNE 19, 2023

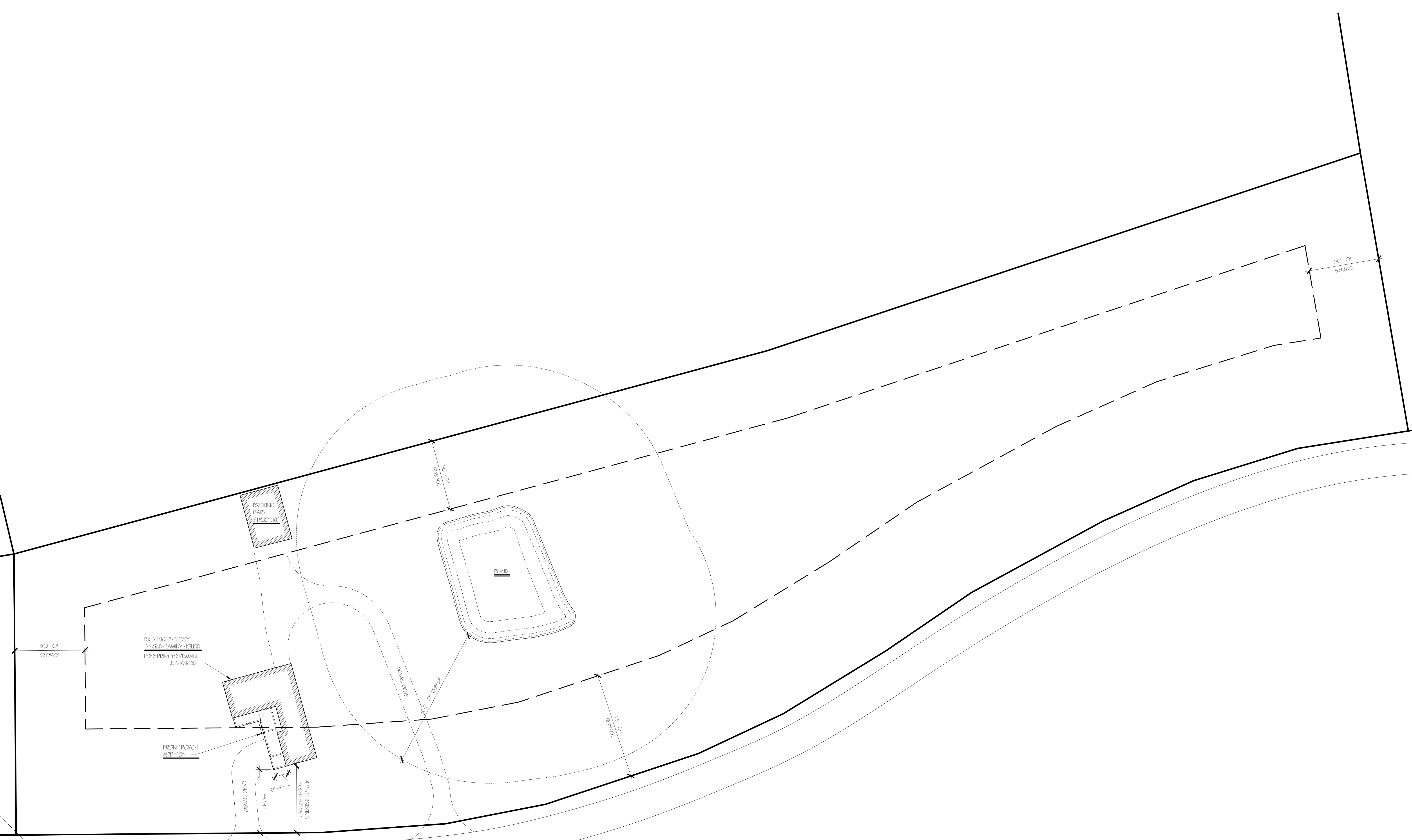
MARK HORTON, LAND SURVEYOR  
 9 BROOKMAY AVENUE, NY 12501  
 845 475-7529

MARK K. HORTON, L.S. 49364

CERTIFIED TO: 1.) The Whalen Family Irrevocable Trust dated March 10, 2022  
 2.) Timothy A. Clew and John Lee Clew  
 3.) WFC National Title Insurance Company  
 4.) Salisbury Bank, its successors and/or assigns



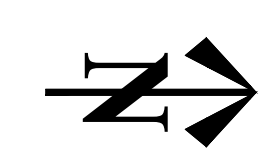
**NOTES:**  
 SUBJECT TO UTILITY EASEMENTS OF RECORD.  
 UNDERGROUND STRUCTURES AND UTILITY LINES, IF ANY, ARE NOT SHOWN HEREON.  
 SURVEY DATA IS THE 1983 NEW YORK STATE PLANE EAST ZONE.  
 ONLY CORNERS OF THIS MAP BEARING AN ORIGINAL SEAL AND SIGNATURE OF THE  
 LAND SURVEYOR ARE TRUE AND VALID CORNERS.  
 UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF  
 A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 2406, SUBDIVISION 2 OF  
 THE N.Y.S. EDUCATION LAW.



VALLEY FARM ROAD

# SITE PLAN

SCALE: 1" = 30'-0"



TOWN OF WASHINGTON  
VILLAGE OF MILLBROOK

ARCHITECT'S SEAL

30 Croft Road  
Poughkeepsie, NY 12605  
Phone: (845) 214-6882  
(845) 262-8635  
www.danielcontelmo.com

**DANIEL CONTELMO ARCHITECTS**

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NEW RENOVATION FOR:  
**PRESSER RESIDENCE**  
97 VALLEY FARM ROAD,  
MILLBROOK, NEW YORK 12545

SITE PLAN



Revisions:

DATE: March 18, 2024  
PROJECT: 23014 "Presser"  
SHEET: **SITE**









LIBERTIA

















Valley Farm Rd

Valley Farm Rd

Valley Farm Rd

Valley Farm Rd

Valley Farm Rd

Orchard Hill Dr

Bella Vista

Bella Vista

Hitchcock Ln

Hitchcock Ln

Hitchcock Ln

Hitchcock Ln

Google