

Other Materials:

Applicant's Letter of Intent From: Philip Giamportone, Esq

To: Town of Lloyd Planning Board and/or Zoning Board of Appeals

Date: 4/8/21

Message:

Applicant submits this application to amend its site plan originally approved on 3/21/02 to delete the 12 parking spaces on the north side of the building and add 18 parking spaces on the east side of the building. Also to denote that applicant has acquired adjoining parcels to the north from Roehrs and the abandoned railbed to the east from the County.

Letter of Agent

I, Peppe & Sara Realty Corp., am the owner of the property

located at 304 Station Road, Highland, New York,

identified as Tax Map SBL# 86.4-1-22 I hereby

authorize Philip Giamportone, Esq to act as my agent in an application to

the Check all that apply: X Town of Lloyd Planning Board X

Town of Lloyd Zoning Board of Appeals

For Amended Site Plan for warehouse

Print name Giuseppe Guttilla, president Peppe & Sara Realty Corp.

Signature

Giuseppe Guttilla

Date

4-8-2021

**BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made the 9th day of April, Two Thousand Twenty One

BETWEEN,

PEPPE & SARA REALTY CORP., a Domestic Business Corporation,
2 Gala Lane, Milton, NY 12547, parties of the first part, and

PEPPE & SARA REALTY CORP., a Domestic Business Corporation,
2 Gala Lane, Milton, NY 12547, party of the second part,

WITNESSETH, that the party of the first part, in consideration of one dollar (\$1.00) actual consideration, lawful money of the United States, receipt of which is hereby waived, paid by the party of the second part, does hereby grant and release unto the party of the second part, his successors and/or assigns,

SEE ATTACHED SCHEDULE "A"

BEING the same premises conveyed by Mill Bridge Company, Inc. to Peppe & Sara Realty Corp. by deed dated August 17, 2001 and recorded in the Office of the Ulster County Clerk at Liber 3208 page 303, **TOGETHER WITH** the premises conveyed by David K. Roehrs and Judi S. Roehrs to Peppe & Sara Realty Corp. by deed dated February 9, 2007 and recorded in the Office of the Ulster County Clerk at Liber 4381 page 245, **TOGETHER WITH** the premises awarded to Peppe & Sara Realty Corp. by Judgment dated March 23, 2021 and recorded in the Office of the Ulster County Clerk under Index No. EF2019-3320.

THE purpose of this deed is to consolidate the above referenced parcels of property into one parcel of property.

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 above granted premises unto the party of the second part, and the heirs or successors and/or assigns to 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

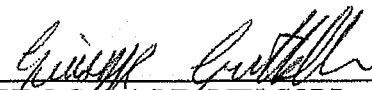
to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

THIS transaction is conducted in the normal course of Grantor's Business and does not constitute all or substantially all of Grantor's assets.

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

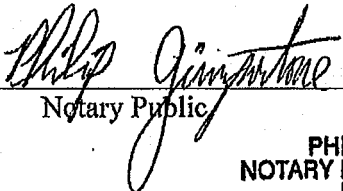
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:


PEPPE & SARA REALTY CORP.
By: Giuseppe Guttilla, President

STATE OF NEW YORK)
)ss:
COUNTY OF ULSTER)

On April 9, 2021 before me, the undersigned a Notary Public in and for said State, personally appeared **Giuseppe Guttilla** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

PHILIP GIAMPORTONE
NOTARY PUBLIC, State of New York
No. 02GI6391931
Qualified in Dutchess County,
Commission Expires 05/20/2023

RECORD & RETURN:
Philip Giamportone, Esq.
Lewis & Greer, P.C.
510 Haight Avenue, Suite 202
Poughkeepsie, NY 12603

SCHEDULE "A"

All that piece or parcel of land situate in the Town of Lloyd, County of Ulster and the State of New York, being the consolidation of the parcel described in Deed Book 3208, page 303 (Lot 22), the parcel described in Deed Book 4381, page 245 (Lot 6) and the premises awarded to Peppe & Sara Realty Corp. by Judgment dated March 21, 2021 and recorded in the Office of the Ulster County Clerk under Index No. EF2019-3320, more particularly bounded and described as follows:

Beginning at a point, said point being a steel pin found in the northwest corner of the herein described parcel on the southerly side of Station Road; thence along the southerly side of said Station Road, S64°46'43"E 50.05', S64°33'29"E 104.09', S65°05'27"E 64.45' and S65°05'27"E 55.72' to the centerline of the lands formerly of the New York / New Haven Railroad; thence along same, S28°01'47"W 674.87' to the southeast corner of the herein described parcel; thence along the lands now or formerly of Annette & John P. Culmine (Deed Book 5964, page 151), N62°03'00"W 50.00' and N62°03'00"W 259.00' to a steel pin found; thence still along said Culmine, N28°02'00"E 515.00' to a steel pin found; thence still along said Culmine, S62°03'00"E 35.00' to a steel pin found; thence still along said Culmine, N28°02'00"E 146.56' to the point or place of beginning, containing 4.61± acres.

TOWN OF LLOYD TOWN BOARD
ESCROW ACCOUNT CONSENT

Establishing Escrow Account for: Peppe & Sara Realty Corp.

For Site Located at: 304 Station Road, Highland, NY

SBL# 86.4-1-22

Zone: Agricultural Area Dim.: 4.61ac

Proposing: Amended Site Plan for warehouse

In consideration of your proposed project, the Town of Lloyd requires the establishment of an escrow account for board consultant(s) review(s). Upon receipt of this consent form with the remittance specified, the review will commence.

The escrow requested for your project based on the Town of Lloyd Development Fee Schedule is

Additional funds may be requested if this escrow account is depleted. Any unused monies will be returned at the completion of this process.

The fees to be charged to the applicant:

- a. shall be reasonably necessary in the review of the project or the preparation of necessary documents; and
- b. shall be reasonable in the amount based upon the prior experience of the Town of Lloyd and the actual, average costs of the Town in applications of the same type.
- c. any balance remaining in the escrow account following final approval of the project shall be remitted to the applicant by the town's fiscal officer.
- d. the posting of an escrow account does not imply acceptance or approval of an application.
- e. in the event that any litigation is commenced against the Town as a direct result of your application, the applicant agrees to hold the Town harmless for all costs associated with such litigation and to reimburse the Town for any costs incurred by the Town.

I hereby consent to the conditions as set for above; remittance to establish the escrow account is included with this signed consent.

Philip J. Jarama
Applicant/Agent Signature

4/8/21

Date.

Applicant/Agent Signature .

Date

Applicant/Agent Signature

Date

Make check payable to "Town of Lloyd" and add "escrow account" on the notation line.

Return this signed consent form with your check to the Building Department, 12 Church Street, Highland, NY 12528.

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.

| | | | |
|---|--|---------------------------|---|
| Part 1 – Project and Sponsor Information | | | |
| Name of Action or Project: Amended Site Plan for Peppe & Sara Realty Corp. | | | |
| Project Location (describe, and attach a location map): 304 Station Road, Highland, NY 12528 - SBL 86.4-1-22 | | | |
| Brief Description of Proposed Action: Amendment to existing site plan originally approved on 3/21/02 to delete the 12 parking spaces on the north side of the building and add 18 parking spaces on the east side of the building. Also to denote that applicant has acquired adjoining parcels to the north from Roehrs and the abandoned rail-bed to the east from the County. | | | |
| Name of Applicant or Sponsor: Peppe & Sara Realty Corp. | | Telephone: (845) 883-4000 | |
| | | E-Mail: | |
| Address: 304 Station Road | | | |
| City/PO: Highland | | State: NY | Zip Code: 12528 |
| 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 checked="" 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: | | | NO <input checked="" type="checkbox"/> |
| | | | YES <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 4.61 acres | |
| b. Total acreage to be physically disturbed? | | 0 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 4.61 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 checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ _____ | <input checked="" type="checkbox"/> | <input 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? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 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? | <input checked="" 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? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 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, | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a. Will storm water discharges flow to adjacent properties? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | | |
| 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"/> |
| | | |
| 19. 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"/> |
| | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor/name: <u>Philip Giampartone, Esq. for Peppe & Sara Realty Corp.</u> Date: <u>4/8/21</u> | | |
| Signature: <u><i>Philip Giampartone</i></u> Title: <u>Attorney for Applicant</u> | | |

PRINT FORM