

Application # 16-08 SUP  
Date 11/30/16  
Fee Paid \$ 500.00 ch # 2013  
Type: Site Plan          SUP ✓

1. Name of Project: Humphrey Enterprises

2. Property Owner: William S Symons / Keretta Symons - Humphrey Enterprises  
Address: NY 12484  
Primary Phone \_\_\_\_\_ Secondary Phone \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

3. Applicant Name (if other than Owner): John Dawson  
Address: NY 12446  
Primary Phone( \_\_\_\_\_ Secondary Phone( \_\_\_\_\_ )  
E-Mail Address \_\_\_\_\_

4. Site Location: Name of Public/Private Road project is accessed by Old mine Rd  
Tax Map Section: 76.10 Block 1 Lot 9.100  
Town of Rochester Zoning District(s): 1  
Acreage of parcel(s) 9.01 acres [Include all acreage of Current parcel(s) involved]  
Is this project proposed to be completed in multiple phases? yes

5. This project is (check one): [ ] Expansion of existing use [ ] Change of Use [ ] New construction

6. Will this project require permits or approval from any Federal, State, or County agencies? No  
If yes, Name? \_\_\_\_\_

7. Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) Shop / parking / home 110x40 / Shop 1 75x40 /  
Shop 2 140x40 / SLAB 170x40 / 2 wells / 2 septic

8. Describe the current use(s) of all contiguous parcels [ Include ALL types of uses]  
Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc Residential /  
Shop / STORAGE / VACANT LAND /

(ONLINE ONLY)

9. Describe proposed use and scope of project: ONE FAMILY DWELLING / RETAIL ESTABLISHMENT  
VEHICLE & EQUIPMENT / PARKING COMMERCIAL
10. Proposed construction – MUST INCLUDE A MAP TO SCALE – (Describe type and size of building and show location on map with setback dimensions on all property lines and other buildings).  
List any physical restrictions to the project such as waterways, flood plains, wetlands, steep slopes, rock outcroppings etc. [Locations of these must also be notated on the map provided by the applicant]
11. Will the project require water supply and/or involve the disposal of sewage? If Yes, describe and give amounts. Three bed room home
12. Is the property located within or contiguous to a NY State Certified Agricultural District? NO
13. Does the property contain land located within a 100 year flood plain or Federal or NYS identified wetlands? NO
14. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? NO If yes, Name? \_\_\_\_\_
15. Is the applicant requesting any waivers in procedure or submittal requirements from the Zoning (Chapter 140) regulations? (See 140-47 for details)  
*If answered yes, then the applicant shall provide these requests to the Planning Board separately in written form and include all reasoning for such requests.*

Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he/she is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.

Sworn by me this 30<sup>th</sup> day of November, 2010

[Signature]  
Witnessed by

[Signature]  
Signature of Applicant/ Agent

If an agent is representing applicant, a signed letter by applicant authorizing named individual to act as his/her agent must accompany the application.

617.20  
Appendix B  
Short Environmental Assessment Form

**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: <u>CAR CLUB JACK'S HOT ROD SHOP</u>			
Project Location (describe, and attach a location map): <u>Oldmine Rd</u>			
Brief Description of Proposed Action: <u>SPECIAL USES / home / RETAIL VEHICLE / PARKING COMMERCIAL</u> <u>ONLINE ONLY</u>			
Name of Applicant or Sponsor: <u>JOHN DAWSON</u>		Telephone: <u>845-389-8414</u>	
		E-Mail:	
Address: <u>323 Boile mill Rd</u>			
City/PO: <u>KETCHIKAN</u>		State: <u>AK</u>	Zip Code: <u>12440</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? <u>9.01</u> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>9.01</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input 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?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	NO <input type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	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: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
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: _____	<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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <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"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b> Applicant/sponsor name: <u>John Dawson</u> Date: <u>NOV 9 10</u> Signature: <u>[Signature]</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Part 3 - Determination of significance.** The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.						
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.						
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Name of Lead Agency</td> <td style="width: 50%; border-bottom: 1px solid black;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Print or Type Name of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black;">Title of Responsible Officer</td> </tr> <tr> <td style="border-bottom: 1px solid black;">Signature of Responsible Officer in Lead Agency</td> <td style="border-bottom: 1px solid black;">Signature of Preparer (if different from Responsible Officer)</td> </tr> </table>		Name of Lead Agency	Date	Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer	Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)
Name of Lead Agency	Date						
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer						
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)						

**PRINT**

TOWN VILLAGE CITY OF \_\_\_\_\_

(circle one)

Application # \_\_\_\_\_

**Agricultural Data Statement**

Date \_\_\_\_\_

**Instructions:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant

Owner if Different from Applicant

Name: <u>John Dawson</u> Address: _____	Name: <sup>+Loretta</sup> <u>William S Symons - Humphrey Ent.</u> Address: _____
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1. Type of Application: ☒ Special Use Permit; ☐ Site Plan Approval; ☐ Use Variance;  
(circle one or more) ☐ Subdivision Approval

2. Description of proposed project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Location of project: Address: \_\_\_\_\_  
Tax Map Number (TMP) \_\_\_\_\_

4. Is this parcel within an Agricultural District? ☒ NO ☐ YES (Check with your local assessor if you do not know)  
5. If YES, Agricultural District Number \_\_\_\_\_  
6. Is this parcel actively farmed? ☒ NO ☐ YES  
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: _____ Address: _____ Is this parcel actively farmed? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

  
Signature of Applicant  
Signature of Owner (if other than applicant)

Reviewed by: \_\_\_\_\_  
Signature of Municipal Official

Date \_\_\_\_\_

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

## FOR COUNTY USE ONLY

INSTRUCTIONS(RP-5217-PDF-INS): www.orps.state.ny.us

C1. SWIS Code

514400

C2. Date Deed Recorded

3/31/2016

C3. Book

5997

C4. Page

337

New York State Department of  
Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (8/10)

APR 12 2016

## PROPERTY INFORMATION

1. Property  
Location

37

Old Mine Rd

\* STREET NUMBER

\* STREET NAME

Rochester

\* CITY OR TOWN

VILLAGE

12446

\* ZIP CODE

2. Buyer  
Name

Humphrey Enterprises, Inc

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax  
Billing  
AddressIndicate where future Tax Bills are to be sent  
if other than buyer address (at bottom of form)

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

4. Indicate the number of Assessment  
Roll parcels transferred on the deed

1

# of Parcels

OR

☐ Part of a Parcel

(Only If Part of a Parcel) Check as they apply:

4A. Planning Board with Subdivision Authority Exists

☐5. Deed  
Property  
Size

\* FRONT FEET

X

\* DEPTH

OR

9.00

\* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller  
Name

Taroh Holding Corp.

\* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

7. Select the description which most accurately describes the  
use of the property at the time of sale:

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an  
Agricultural District☐

F. Commercial

## SALE INFORMATION

11. Sale Contract Date

02/08/2016

12. Date of Sale/Transfer

3/31/2016

13. Full Sale Price

150,000.00

(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 Date☐ 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)

16

17. Total Assessed Value

185,000

18. Property Class

449

19. School District Name

Rondout Valley

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))

76.10-1-9.100

## 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

3-31-16

DATE

BUYER SIGNATURE

3-31-16

DATE

## 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.)

Symons

William

\* LAST NAME

FIRST NAME

\* ZIP CODE

\* TELEPHONE NUMBER (In 914 area)

P.O.

Box 256

\* STREET NUMBER

\* STREET NAME

Stone Ridge

NY

12484

\* CITY OR TOWN

\* STATE

\* ZIP CODE

## BUYER'S ATTORNEY

Kellar

Paul T.

\* LAST NAME

FIRST NAME

(845)

331-8900

\* AREA CODE

\* TELEPHONE NUMBER (In 914 area)





60 2016 00004278

Ulster County  
Nina Postupack  
County Clerk  
Kingston, NY 12401

Volm-5994 Pg-337

Instrument Number: 2016- 00004278

Recorded On: March 31, 2016

As  
D01 - Deed

Parties: TAROH HOLDING CORP

To

HUMPHREY ENTERPRISES INC

Billable Pages: 6

Recorded By: TSC

Num Of Pages: 6

Comment:

**\*\* Examined and Charged as Follows: \*\***

D01 - Deed	70.00	RP5217-250	250.00	Tax Affidavit TP 584	5.00
Recording Charge:	325.00				
	Amount	Consideration Amount	RS#/CS#		
Tax-Transfer	600.00	150,000.00	3579	Basic	0.00
ROCHESTER				Local	0.00
				Additional	0.00
				Special Additional	0.00
				Transfer	600.00
Tax Charge:	600.00				

**\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\***

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Ulster County,

**File Information:**

Document Number: 2016- 00004278

Receipt Number: 1502941

Recorded Date/Time: March 31, 2016 02:14:13P

Book-Vol/Pg: Bk-D VI-5994 Pg-337

Cashier / Station: m mpol / Cashier Workstation 7

**Record and Return To:**

PAUL T KELLAR ESQ

PO BOX 3536

KINGSTON NY 12402



Nina Postupack Ulster County Clerk

TT  
#600

6  
M. 44

# THIS INDENTURE,

Made this 31<sup>st</sup> day of March Two Thousand Sixteen.

BETWEEN, TAROH HOLDING CORPORATION, a New York corporation having a mailing address of P.O. Box 209, Kerhonkson, New York 12446; Party of the First Part and

HUMPHREY ENTERPRISES, INC., a New York corporation having a mailing address of P. O. Box 256, Stone Ridge, New York 12484; Party of the Second Part,

WITNESSETH, that the party of the first part, in consideration of - - - ONE- - - (\$1.00) DOLLAR - - - - - lawful money of the United States, and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and/or assigns forever,

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Rochester, County of Ulster and State of New York and being more particularly bounded and described on the attached Schedule "A".

55472-051

BEING the same property conveyed by deed dated August 17, 1978 from Rock Mountain Farms, Inc. to Taroh Holding Corporation and recorded in the Ulster County Clerk's Office on August 21, 1978 in Liber 1396 at page 811.

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, its successors and/or assigns forever.

AND the party of the first part covenants that it has not done or suffered anything whereby the said premises have been incumbered in any way whatever.


AND That, in Compliance with Sec. 13 of the Lien Law, the Grantor 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 before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF

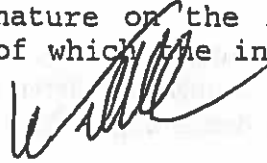
Taroh Holding Corporation

 L.S.  
David O. Halloran, President

  
CHECKED   x    
ENTERED   R    
MARK/OFF

STATE OF NEW YORK       ) ss  
COUNTY OF ULSTER

On the 31<sup>st</sup> day of March in the year 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID O'HALLORAN 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

WILLIAM H. COLLIER, III  
Notary Public State of New York  
Qualified in Ulster County  
Commission Expires September 30, 2018

Record and Return to:  
Paul T. Kellar, Esq.  
PO Box 3536  
Kingston, New York 12402

**DESCRIPTION OF LANDS  
TO BE ACQUIRED BY  
HUMPHREY ENTERPRISES, INC**

ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Rochester, County of Ulster and State of New York and being more particularly bounded and described as follows:

BEGINNING at an iron rod found on the northerly bounds of U.S. Route 209, at the southeasterly corner of lands now or formerly of Cristello, L. 2768 ~ P. 85;

THENCE from said point of beginning and following the bounds of said lands North 02 degrees 06 minutes 35 seconds West, as the compass pointed in 1975, a distance of 87.96 feet to a set iron rod;

THENCE continuing to follow the northeasterly bounds of Cristello the following six courses and distances:

1. North 68 degrees 52 minutes 38 seconds West a distance of 258.89 feet to a pipe found,
2. North 10 degrees 22 minutes 52 seconds West a distance of 20.73 feet,
3. North 10 degrees 22 minutes 08 seconds East a distance of 22.02 feet,
4. North 32 degrees 08 minutes 14 seconds East a distance of 28.98 feet to a found iron rod,
5. North 59 degrees 54 minutes 49 seconds West a distance of 190.74 feet to a point at the northeasterly corner of a concrete well house and
6. South 70 degrees 52 minutes 53 seconds West a distance of 212.34 feet to a pipe found next to a twin cherry tree at the southeastern corner of lands now or formerly of Seymour, L. 1520 ~ P. 967;

THENCE following the eastern bounds of lands of Seymour, North 07 degrees 03 minutes 41 seconds East a distance of 266.92 feet to a pipe found at the southwestern corner of land now or formerly of O'Halloran, L. 1426 ~ P. 1031;

THENCE following the bounds of said lands the following two courses and distances:

4. South 68 degrees 52 minutes 38 seconds East a distance of 253.79 feet to a railroad spike set and
5. passing over an iron rod set on line at a distance of 51.26 feet South 02 degrees 28 minutes 38 seconds East a distance of 52.95 feet to a point on the bounds of U.S. Route 209;

THENCE running along the northerly bounds of U.S. Route 209 South 34 degrees 24 minutes 57 seconds West a distance of 84.58 feet to the point of beginning and containing approximately 9.01 acres.

ALSO GRANTING to the parties of the second part herein, their assigns or successors, the right in common with the party of the first part herein, it's assigns or successors and all other parties duly entitled thereto, to the use of a right of way over the proposed road herein above referred to as "Proposed Extension of Old Mine Road" as a means of ingress from the Samsonville Road (also known as County Road No. 3) and the present terminus of Old Mine Road, into the premises herein to be conveyed.

SUBJECT to the right of the party of the first part herein, it's assigns or successors and any other parties duly entitled thereto, to the use of a right of way fifty feet in width, leading northerly from NYS Route 209 to the "Proposed Extension of Old Mine Road".

SUBJECT to the right of the party of the first part herein, it's assigns or successors and any other parties duly entitled thereto, to the use of a right of way fifty feet in width, over that portion of a proposed road, herein above mentioned, and known as "Proposed Extension of Old Mine Road", lying within the bounds of the premises herein to be conveyed, together with the rights of the Grantor herein, it's assigns or successors to construct or maintain, overhead or underground utility lines within the said fifty foot right of way and also subject to the rights of the grantor herein to dedicate the aforesaid road to the Town of Rochester or other municipality for highway purposes.

SUBJECT to all utility grants and easements of record affecting the premises described herein.

BEING a portion of the premises conveyed by Rock Mountain Farms, Inc. to Taroh Holding Corporation by deed dated August 17, 1978 and recorded in the Ulster County Clerk's Office in Liber 1396 of Deeds at Page 811.

The above description was prepared on March 4, 2016 by Medenbach & Eggers, Civil Engineering and Land Surveying, P.C., Stone Ridge, NY.

The within conveyance does not constitute all of the assets of the Corporation and was unanimously approved at a meeting of the directors on this date.

11/11/16

I, William S Symons, authorize John Dawson  
to Represent me as my agent pertaining to the  
Property Section 76.10 - BLOCK 1 - Lot 9,100 in  
KVERHANSOON, N.Y.

*William Symons*

WILLIAM S SYMONS

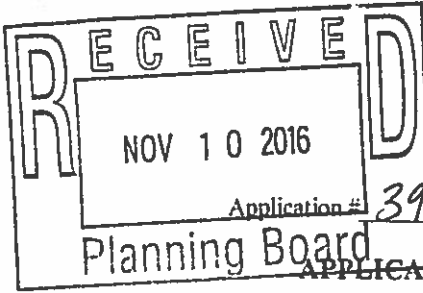
11/11/16

*Joetta Symons*

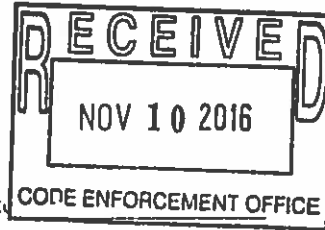
11/12/16

561-445-5062 - cell

845-687-9192 - land



# TOWN OF ROCHESTER



## APPLICATION OF ZONING PERMIT AND CLASSIFICATION

- 1.) Property Owner HUMPHREY ENTERPRISES INC  
Mailing address Scott + Loretta Symons  
Phone #                       
Applicant if other than owner JOHN DAWSON  
Address                       
Phone #
- 2.) Site Location (Road) OLD MILLER RD  
Subdivision Name                       
Tax Map # Section 76-10 Block 1 Lot 9-100
- 3.) Acreage of Property 9.01 Zoning District 1
- 4.) Existing use and facilities (Indicate each existing building, approximate size, use, and other facilities, parking lots, well and septic, etc.)  
1 home 110'x40 / SHOP 1 75'x40 / SHOP 2 140'x40  
SLAB 170'x40 / 2 WELLS / 2 SEPTIC
- 5.) This project is: expansion of use change of use new construction
- 6.) Proposed use (Describe) home, industrial uses, non profit club & rec use
- 7.) List any deed restrictions for proposed use
- 8.) Proposed Construction - MUST INCLUDE A MAP TO SCALE - (Describe type and size of buildings and show location on map with dimensions to all property lines and other buildings on the property) (SURVEY MAP MAY BE REQUIRED)
- 9.) List any physical restrictions to this project (floodplain, wetlands, steep slopes, etc.)

Deponent, being duly sworn, states that he is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County and Local Laws.

Sworn by me this 10 day of NOV, 2016

Signature

Witnessed by:                     

## CODE ENFORCEMENT OFFICER CLASSIFICATION

- 1.) ☒ Permitted use subject to obtaining one or more of the following:
- |  |   |
|--|---|
| a.) <input checked="" type="checkbox"/> Subdivision Approval | d.) <input type="checkbox"/> Building Permit                    |
| b.) <input checked="" type="checkbox"/> Special Use Permit   | e.) <input type="checkbox"/> Miscellaneous Permit               |
| c.) <input type="checkbox"/> Site Plan Approval              | f.) <input type="checkbox"/> Inspection by C.E.O.               |
|  | g.) <input type="checkbox"/> Other: <u>                    </u> |
- 2.) ☐ Proposed use not permitted for the following reasons:
- 
- 

Date:                     

Code Enforcement Officer

(Signature)

