

RESOLUTION NO. _____ of 2025

**RESOLUTION OF THE TOWN BOARD OF THE TOWN OF BEEKMAN
ACCEPTING AN OFFER OF CESSION OF ROADS
FROM O'DONNELL & SONS, INC.**

The following Resolution was introduced by _____ and
seconded by _____.

WHEREAS, O'Donnell & Sons, Inc., a corporation duly organized and existing under the laws of the State of New York, with its principal office located at 218 Van Wyck Lake Road, Fishkill, New York 12524 ("Grantor") is the owner of a certain subdivision in the Town of Beekman (the "Town") known as Stone Ridge Estates; and

WHEREAS, Grantor previously has received Conditional Subdivision Approval for the Stone Ridge Estates subdivision (the "Subdivision"), conditioned upon Grantor offering to cede to the Town two roads formerly known on the Filed Map 1268 as "Stone Ridge Road" and "Halle Court" and now known as "Antler Court" and "Biltmore Drive", as shown in a certain subdivision entitled "Stone Ridge Estates", Filed Map 12468A with the Dutchess County Clerk; and

WHEREAS, this offer is memorialized in a certain document captioned "Irrevocable Offer of Cession," executed by Grantor dated August 8, 2014 at Document #02 2015 6194, which document had been reviewed and approved by the Town Attorney, and a copy of which has been provided to the Town Board for review; and

WHEREAS, Grantor has provided to the Town certain of those items set forth in §130-38(G) of the Town Code of the Town of Beekman, specifically, a recent policy of title insurance from River City Abstract insuring the fee interest of the roads to the Town of Beekman in the amount of \$100,000.00, an amount determined by the Town Board by way of this Resolution to be an acceptable amount and showing clear title, and a recent tax lien search, which showed no liens against the property to be offered for dedication, and said items having been reviewed by the Town Attorney and found to be acceptable; and

WHEREAS the Grantor has now substantially complied with the Town's procedures for acceptance and dedication of roads as reviewed by the Town Attorney and Town Engineer; and

WHEREAS, the Town Engineer has reviewed a final survey of the property to be dedicated and found it to be acceptable to the Town; and

WHEREAS, in accordance with Town Code §130-38(G)(4), the Town Engineer has provided a written review of the property to be dedicated and found substantial compliance therewith; and

WHEREAS, in accordance with Town Code §130-38(G)(4), the Town Highway Superintendent and Town Engineer each have respectively provided a written review of the roads to be dedicated; and

WHEREAS, Grantor has filed the Irrevocable Offer of Cession with the Dutchess County Clerk at Document #02 2015 6194; and

WHEREAS, as a condition of the acceptance of the Offer of Cession, Grantor also has agreed to post a maintenance bond in the amount of \$122,178.53, which amount is equal to ten (10) percent of the original performance bond total, the proceeds of said bond to be used to repair the defects or issues, if any, found in “Antler Court” and “Biltmore Drive”, that may arise in the year following the dedication. Said maintenance bond is to remain in effect for a period of one (1) year following the Grantee’s acceptance of the dedication of roads and related improvements, and acceptance of the maintenance bond in a form acceptable to the Town Attorney; and

WHEREAS, the Town Board finds that it is in the interest of the Town of Beekman and its residents that the Irrevocable Offer of Cession of the “Antler Court” and “Biltmore Drive” be accepted by the Town, and further finds that it is in the interest of the Town of Beekman and its residents that the Town Board Consent to the Dedication of “Antler Court” and “Biltmore Drive”.

NOW THEREFORE BE IT RESOLVED, that the foregoing **WHEREAS** paragraphs are incorporated herein by reference and adopted; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Beekman finds that there has been substantial compliance with §130-38(G) of the Town Code of the Town of Beekman concerning the dedication of roads; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Beekman further finds that it is in the interest of the Town of Beekman and its residents that the Irrevocable Offer of Cession of “Antler Court” and “Biltmore Drive” be accepted by the Town; and

BE IT FURTHER RESOLVED, that the Irrevocable Offer of Cession of “Antler Court” and “Biltmore Drive” by Grantor in favor of the Town be, and hereby is, accepted; and

BE IT FURTHER RESOLVED, that the Town Board of the Town of Beekman at a Special Meeting convened on September 15, 2025, that upon the filing of the above noted maintenance bond, the Town Board agrees to accept the deed of dedication of said roads known as “Antler Court” and “Biltmore Drive” and directs the Town Attorney to oversee recording of same at the Office of the Dutchess County Clerk with any filing fees chargeable to the Grantor; and

BE IT FURTHER RESOLVED, that upon all of the foregoing, Town Board of the Town of Beekman hereby gives its consent to the Town Superintendent of Highways to make an order laying out the lands described in said Irrevocable Offer of Cession, to wit, “Antler Court” and “Biltmore Drive”, for highway purposes, in accordance with the provisions of the Highway

Law and other statutes applicable thereto, subject to, and authorizes the Town Supervisor to execute a Consent of the Town Board to Highway Dedication for “Antler Court” and “Biltmore Drive”, similar in form and substance to the draft consent attached hereto.

DULY ADOPTED this _____ day of _____, 2025, by the Town Board of the Town of Beekman.

ROLL CALL:

Councilman Capollari
Councilman Battaglini
Councilman Lemak
Councilwoman Wohrman
Supervisor Covucci

AYE

NAY

CERTIFICATION:

I, Laureen Abbatantuono, Town Clerk of the Town of Beekman, do hereby certify that the foregoing is a true and exact copy of a resolution duly adopted by the Town Board of the Town of Beekman at a regular meeting thereof held on the _____ day of _____, 2025.

Laureen Abbatantuono
Town Clerk
Town of Beekman

**Consent of the Town Board to Highway Dedication for “Antler Court”
and “Biltmore Drive”**

In the Matter of the laying out of certain Town Highways in the Town of Beekman, County of Dutchess, State of New York, known as “Stone Ridge Estates”, Beekman, New York, as shown on the Subdivision Filed Map No.12468 and 12468A, all as more particularly described in the proffered deed.

Upon the Irrevocable Offer of Cession dated August 8, 2014, and the *Bargain and Sale Deed* signed August 8, 2014, and Warranty Deed with Lien Covenants dated _____, wherein the Grantor described therein dedicated and released the same to the Town of Beekman and its Highway Superintendent for highway purposes; now therefore

BE IT RESOLVED, that, in accordance with the provisions of Section 171 of the Highway Law of the State of New York, consent is given that the Town Superintendent of Highways of the Town of Beekman make an order laying out the aforesaid lands described in said dedication for highway purposes now known as “Antler Court” and “Biltmore Drive”, in accordance with the provisions of the Highway Law and other statutes applicable thereto, subject the conditions, if any, set forth in the Resolution authorizing this consent.

Dated: _____, 2025
Poughquag, NY

Mary Covucci, Supervisor

[illegible]

On the _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared **MARY COVUCCI**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

EXHIBIT “A”



Dutchess County Clerk Recording Page

Record & Return To:

ROBERT BOOLUKUS ESQ
1065 MAIN ST
FISHKILL, NY 12524

Date Recorded: 9/29/2015
Time Recorded: 3:12 PM

Document #: 02 2015 6194

Received From: NEW VENTURE ABSTRACT LTD

Grantor: O'DONNELL & SONS INC
Grantee: BEEKMAN TOWN

Recorded In: Deed
Instrument Type: OFFER

Tax District: Beekman

Examined and Charged As Follows :

Recording Charge: \$90.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 1235

Number of Pages: 9

*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: N
TP-584: Y

County Clerk By: cha
Receipt #: 106447
Batch Record: 2021

Bradford Kendall
County Clerk



0220156194



Deed offer 8/9
85
5
90

IRREVOCABLE OFFER OF CESSION

THIS AGREEMENT made this 8th day of August, 2014 between
O'DONNELL & SONS, INC., a corporation duly organized and existing under the laws of the
State of New York, with its principal office located at 218 Van Wyck Lake Road, Fishkill, New
York 12524 (hereinafter "O'Donnell") and the Town of Beekman, a municipal corporation of the
State of New York, with its principal office located at Town Hall, 4 Main Street, Poughquag,
New York 12570 (hereinafter the "Town").

WITNESSETH:

That O'Donnell, in consideration of ONE AND NO/100 DOLLAR (\$1.00) actual and
lawful money of the United States and other good and valuable consideration constituting final
approval subject to conditions by the Town of Beekman Planning Board of a subdivision known
as "Stone Ridge Estates", Dutchess County, New York, hereby makes and grants to the Town:

An Irrevocable Offer of Cession and declaration for public use, all of the streets,
highways, and areas devoted to public improvements depicted on the subdivision map which was
the subject of the final approval by the Town of Beekman Planning Board, as aforesaid, said
pieces of real property being more specifically, and separately, described on the Schedules
annexed hereto and made part hereof, said Schedules being summarized as follows:

Schedule A

See attached proposed deed, the original of which shall be delivered
to the Town to be held in escrow pending dedication.
This Offer of Cession of the real property as aforesaid, shall be irrevocable by O'Donnell,

shall run with the land, and shall bind the successors and assigns of O'Donnell.

Auth to:
Robert Bolutkus, Esq
1065 Main Street
Fishkill, NY 12524

This Offer of Cession shall become invalid, void and of no effect in the event that O'Donnell shall not satisfy the conditions of the final subdivision approval or fails to file the approved subdivision map within the respective time requirements of Town Law Section 276 pertaining to such matters.

O'Donnell and its successors reserves all right, title and interest in and to water and sewer lines within the roads and access ways being offered.

The Town may accept actual dedication of the aforesaid public improvements and real property devoted thereto, by means of subsequent deeds or easements , after completion of the public improvements on said property, rather than by exercise of acceptance of this Offer of Cession. Copies of proposed deeds and grants which O'Donnell agrees to execute, shall be furnished to the Town.

Future acceptance of this Offer of Cession shall bestow upon the Town title to the fee or easements described herein and the right to enter upon the subject real property for the purposes of making and maintaining any uncompleted public improvements required under the aforesaid subdivision approval.

In the event that O'Donnell or any of its successors or assigns, attempts to bar entry by the Town, or persons acting through or under said municipality, the Town will be entitled to collect from O'Donnell, or tis successors and assigns, any and all reasonable attorneys' fees and court costs necessary to enforce the Town's right herein.

O'Donnell will provide maintenance security for one year after the road has been dedicated and accepted by the Town. The maintenance security shall be in the form of a letter of credit or cash bond in an amount which is ten percent (10%) of the performance security naming the Town as beneficiary. The form of maintenance security must be approved by the attorney for

the Town.

IN WITNESS WHEREOF, O'Donnell has duly executed this Irrevocable Offer of
Cession the day and year first above written.

O'DONNELL & SOSN, INC.

By: 
Sean O'Donnell, President



STATE OF NEW YORK)
COUNTY OF DUTCHESS)

ss.:

On the 8th day of August, in the year 2014, before me, the undersigned, a notary public in and for said state, personally appeared Sean O'Donnell, 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 and that such individual made such appearance before the undersigned in the Village of Fishkill, County of Dutchess, State of New York


Notary Public

~~ROBERT BOOLUKOS~~
~~Notary Public, State of New York~~
~~Qualified in Dutchess County~~
~~Registration No. 02804711036~~
~~My Commission Expires March 30, 2018~~

Kenneth M. Stenger
Qualified Dutchess County
Expires 7/31/17

Schedule A

EXHIBIT B

Deed Conveying Fee Interest in Roads to Town of Beekman

THIS INDENTURE, made the 8th day of August, 2014.

BETWEEN

O'DONNELL & SONS, INC., a corporation organized under the laws of the State of New York, with its principal office located at PO Box 526, 218 VanWyck Lake Road, Fishkill, New York 12524

party of the first part, and

TOWN OF BEEKMAN, a municipal corporation with offices at 4 Main Street, Poughquag, New York 12570

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Beekman, County of Dutchess and State of New York, same being the two roads as shown in a certain subdivision entitled "Stone Ridge Estates", Filed Map 12468, and more particularly described in "Schedule A" attached hereto and incorporated herein by reference.

SUBJECT to all covenants, easements and restrictions of record, if any, affecting the premises.

BEING the same premises conveyed to grantor herein from Beekman Home & Land Development, LLC, by deed dated March 25, 2014, and recorded in the Office of the Dutchess County Clerk on March 27, 2014, as Document #02-2014-1947.

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 line 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 premises have been encumbered in any way whatever, except as aforesaid.

Stone Ridge Road & Halle Court

All that certain piece or parcel of land lying and situate in the Town of Beekman, County of Dutchess, and State of New York, shown on a certain map entitled, "Subdivision Plat of Stone Ridge Estates of Beekman prepared for Beekman Home and Land Development, LLC", to filed 02/25/2014 in the Dutchess County Clerks Office as Filed Map No. 12468, being more particularly bounded and described as follows:

Beginning at a point on the northerly line of Benton Moore Road distant 75.23' on a course of N 36°03'41" E along Benton Moore Road, from a proposed concrete monument on the northerly line of lands now or formerly New York State Electric & Gas (N.Y.S.E.G.), running thence,

1. N 08°56'19" W, 35.36', to a proposed concrete monument,
2. N 53°56'19" W, 55.81', to a point of tangency,
3. Northerly on a curve to the right having a radius of 175.00' and an arc length of 214.40', to a point of tangency,
4. N 16°15'22" E, 209.97', to a point of tangency at the intersection with the southerly line of Halle Court,
5. Westerly on a curve to the left having a radius of 25.00' and an arc length of 39.27', to a point of tangency and a proposed concrete monument,
6. N 73°44'38" W, 172.22', to a point of tangency and a proposed concrete monument,
7. Westerly on a curve to the left having a radius of 25.00' and an arc length of 25.41', to a point of tangency,
8. Southerly, westerly & northerly on a curve to the right having a radius of 70.00' and an arc length of 362.23', to a point of tangency,
9. Easterly on a curve to the left having a radius of 25.00' and an arc length of 25.41', to a point of tangency and a proposed concrete monument,
10. S 73°44'38" E, 172.22', to a point of tangency and a proposed concrete monument,
11. Northerly on a curve to the left having a radius of 25.00' and an arc length of 39.27', to a point of tangency at the intersection with the northerly line of Stone Ridge Road,
12. N 16°15'22" E, 243.54', to a point of tangency and a proposed concrete monument,
13. Northerly on a curve to the left having a radius of 25.00' and an arc length of 25.41', to a point of tangency,
14. Northerly, easterly & southerly on a curve to the right having a radius of 70.00' and an arc length of 362.23', to a point of tangency,

15. Southerly on a curve to the left having a radius of 25.00' and an arc length of 25.41', to a point of tangency and a proposed concrete monument,

16. S 16°15'22" W, 553.51', to a point of tangency and a proposed concrete monument,

17. Southeasterly on a curve to the left having a radius of 125.00' and an arc length of 153.14', to a point of tangency,

18. S 53°56'19" E, 55.81', to a point of tangency and a proposed concrete monument,

19. Easterly on a curve to the left having a radius of 25.00' and an arc length of 39.27', to the northerly line of Benton Moore Road,

20. S 36°03'41" W, 100.00', along Benton Moore Road, back to the point of Beginning.

SUBJECT to an Easement granted to the Stone Ridge Estates HOA, Inc. for two (2) circular islands within the cul de sacs of Stone Ridge Road and Halle Court as set forth on Filed Map No. 12486.

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 or the improvements and will apply the same first to the payment of the cost of the improvements before using any part of the total of the same for any other purpose.

This conveyance is made to the Town of Beekman for highway and roadway purposes.

This conveyance is made in the normal course of business of Grantor and does not represent a conveyance of 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:


O'DONNELL & SONS, INC.

By: 
Sean O'Donnell, President

STATE OF NEW YORK)
COUNTY OF DUTCHESS)

SS.:

On the 8th day of August, in the year 2014 before me, the undersigned, a Notary Public in and for said State, personally appeared Sean O'Donnell, 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/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Robert Boolukos
Notary Public, State of New York
No. 4711036
Qualified in Dutchess County
Commission Expires March 30, 2018

RECORD AND RETURN TO:

Town of Beekman
4 Main Street
Poughquag, New York 12570

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made this ____ day of September, in the year Two Thousand Twenty-Five

BETWEEN

O'DONNELL & SONS, INC., 218 Van Wyck Lake Road, PO Box 526, Fishkill, New York 12524,
Party of the first part, and

TOWN OF BEEKMAN, a municipal corporation, with offices at 4 Main Street, Poughquag, New York 12570, Party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten (\$10.00) Dollars, actual consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, situate, with buildings and improvements situate, lying and being in the Town of Beekman, County of Dutchess and State of New York, same being more particularly described in Schedule "A", appended hereto.

BEING, a portion of the premises conveyed to grantor herein from Beekman Home and Land Development, LLC, by deed dated March 25, 2014, and recorded in the office of the Dutchess County Clerk on March 27, 2014, as Document No. 02-2014-1947.

TOGETHER with all right, title and interest, if any of the party of the first part in and to any streets and road 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 to 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, 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.

AND the party of the first part covenants as follows: that said party of the first part is seized of the said premises in fee simple, and has good right to convey the same; that the party of the second part shall quietly enjoy the said premises; that the said premises are free from encumbrances, except as aforesaid; that the party of the first part will execute or procure any further necessary assurance of the title of said premises; and that said party of the first part will forever warrant the title to said premises.

This conveyance is made pursuant to an offer of dedication to Grantee for road purposes.

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:

O'DONNELL & SONS, INC.

By: Sean O'Donnell, President

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

On this _____ day of _____, 2025, before me, the undersigned, a notary public in and or the said state, personally appeared SEAN O'DONNELL personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are 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 of the person upon behalf of which the individual acted, executed the instrument.

NOTARY PUBLIC

Record & Return to:
Craig M. Wallace, Esq.
Wallace & Wallace, LLP
85 Civic Center Plaza, Suite LL3
Poughkeepsie, New York 12601

**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

Grantor/Transferor	Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantor)	Social Security number (SSN)
<input type="checkbox"/> Individual	O'Donnell & Sons, Inc.	
<input checked="" type="checkbox"/> Corporation	Mailing address	SSN
<input type="checkbox"/> Partnership	218 Van Wyck Lake Road, PO Box 526	
<input type="checkbox"/> Estate/Trust	City State ZIP code	Employer Identification Number (EIN)
<input type="checkbox"/> Single member LLC	Fishkill NY 12524	30-0061119
<input type="checkbox"/> Multi-member LLC	Single member's name if grantor is a single member LLC (see instructions)	Single member EIN or SSN
<input type="checkbox"/> Other		
Grantee/Transferee	Name (if individual, last, first, middle initial) (<input checked="" type="checkbox"/> mark an X if more than one grantee)	SSN
<input type="checkbox"/> Individual	Town of Beekman	
<input checked="" type="checkbox"/> Corporation	Mailing address	SSN
<input type="checkbox"/> Partnership	4 Main Street	
<input type="checkbox"/> Estate/Trust	City State ZIP code	EIN
<input type="checkbox"/> Single member LLC	Poughquag NY 12570	
<input type="checkbox"/> Multi-member LLC	Single member's name if grantee is a single member LLC (see instructions)	Single member EIN or SSN
<input type="checkbox"/> Other		

Location and description of property conveyed

Tax map designation – Section, block & lot (include dots and dashes)	SWIS code (six digits)	Street address	City, town, or village	County
Portion of 6658-00-224252 & 6658-00-266185	132200	Benton Moore Road	Beekman	Dutchess

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

1 <input type="checkbox"/> One- to three-family house	6 <input type="checkbox"/> Apartment building	Date of conveyance <table border="1"><tr><td>month</td><td>day</td><td>year</td></tr><tr><td></td><td></td><td>2025</td></tr></table>	month	day	year			2025	Percentage of real property conveyed which is residential real property <u>100</u> % (see instructions)
month	day		year						
			2025						
2 <input type="checkbox"/> Residential cooperative	7 <input type="checkbox"/> Office building								
3 <input type="checkbox"/> Residential condominium	8 <input type="checkbox"/> Four-family dwelling								
4 <input checked="" type="checkbox"/> Vacant land	9 <input type="checkbox"/> Other _____								
5 <input type="checkbox"/> Commercial/industrial									

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

a. <input checked="" type="checkbox"/> Conveyance of fee interest	f. <input type="checkbox"/> Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F)	i. <input type="checkbox"/> Option assignment or surrender
b. <input type="checkbox"/> Acquisition of a controlling interest (state percentage acquired _____ %)	g. <input type="checkbox"/> Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G)	m. <input type="checkbox"/> Leasehold assignment or surrender
c. <input type="checkbox"/> Transfer of a controlling interest (state percentage transferred _____ %)	h. <input type="checkbox"/> Conveyance of cooperative apartment(s)	n. <input type="checkbox"/> Leasehold grant
d. <input type="checkbox"/> Conveyance to cooperative housing corporation	i. <input type="checkbox"/> Syndication	o. <input type="checkbox"/> Conveyance of an easement
e. <input type="checkbox"/> Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E)	j. <input type="checkbox"/> Conveyance of air rights or development rights	p. <input type="checkbox"/> Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 3)
	k. <input type="checkbox"/> Contract assignment	q. <input type="checkbox"/> Conveyance of property partly within and partly outside the state
		r. <input type="checkbox"/> Conveyance pursuant to divorce or separation
		s. <input type="checkbox"/> Other (describe) _____

For recording officer's use	Amount received	Date received	Transaction number
	Schedule B, Part 1 \$ _____		
	Schedule B, Part 2 \$ _____		

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.		0	00
2.			
3.		0	00
4.			
5.			
6.		0	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.		
2.		
3.		

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_____
Grantee signature_____
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 Sean O'Donnell, President	Date
Signature	Print full name	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 _____ to _____ (see instructions).
Date Date
- ☐ 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

FOR COUNTY USE ONLY

C1. SWIS Code

C2. Date Deed Recorded

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

Benton Moore Road

Beekman

12570

2. Buyer
Name

Town of Beekman

3. Tax
Billing
Address

Indicate where future Tax Bills are to be sent
if other than buyer address(at bottom of form)

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

2

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

* FRONT FEET

X

* DEPTH

OR

0.00

* ACRES

6. Seller
Name

O'Donnell & Sons, Inc.

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

C. Residential Vacant Land

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

SALE INFORMATION

11. Sale Contract Date

* 12. Date of Sale/Transfer

*13. Full Sale Price

0.00

(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:

Road Dedication

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

16. Year of Assessment Roll from which information taken(YY)

*17. Total Assessed Value

*18. Property Class

300

*19. School District Name

Arlington Central SD

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

Portion of 6658-00-224252 & 6658-00-266185

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

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.)

SELLER SIGNATURE

DATE

BUYER SIGNATURE

BUYER SIGNATURE

DATE

Town of Beekman

* LAST NAME

FIRST NAME

(845)

724-5300

*AREA CODE

*TELEPHONE NUMBER (Ex: 99999999)

4

Main Street

* STREET NUMBER

* STREET NAME

Poughquag

*CITY OR TOWN

NY

*STATE

12570

*ZIP CODE

BUYER'S ATTORNEY

Wallace, Esq.

LAST NAME

Craig

FIRST NAME

(845)

473-0900

AREA CODE

TELEPHONE NUMBER (Ex: 99999999)