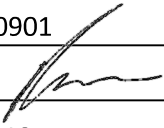


APPLICATION FOR SITE PLAN APPROVAL

Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: Beacon 248 Holdings LLC (Bernard Kohn)
Address: 120 Route 59 Suite 201
Suffern, NY 10901
Signature: 
Date: January 30, 2019
Phone: 917-696-4402

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: The Chazen Companies (Larry Boudreau)
Address: 21 Fox Street
Poughkeepsie, NY 12601

Phone: 845-454-3980

Fax: 845-454-4026

Email address: lboudreau@chazencompanies.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 248 Tioronda Avenue, City of Beacon
Tax Map Designation: Section 5954 & 6054 Block 16 and 45 Lot(s) 993482 and 012574
Land Area: 9.18 acres Zoning District(s) Fishkill Creek Development (FCD) District

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: 64-unit multifamily development and 25,400 SF office building
Gross Non-Residential Floor Space: Existing 0 Proposed 25,400 SF
TOTAL: 25,400 SF
Dwelling Units (by type): Existing 0 Proposed 64
TOTAL: 64 units (28 one-bedroom and 36 two-bedroom)

ITEMS TO ACCOMPANY THIS APPLICATION

- One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

**Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein**

Chairman, City Planning Board

Date

APPLICATION FEES

Site Plan	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot \$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500 Area Variance \$250 Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	\$ 1,500	\$ 1,000	Current bills + \$500
Up to 3,000 s.f. gross floor area	\$ 2,500	\$ 1,000	Current bills + \$1,000
3,000 to 10,000 s.f. gross floor area	\$ 2,500 + \$0.50 per sq.ft. over 3,000	\$ 2,500	Current bills + \$2,500
Over 10,000 s.f. gross floor area	\$ 7,500 + \$0.50 per sq.ft. over 10,000	\$ 2,500	Current bills + \$2,500

ZONING

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Use Variance*	\$ 1,000	\$500	Current bills + \$500
Area Variance*	\$ 1,000	\$500	Current bills + \$500
Interpretation*	\$ 1,000	\$500	Current bills + \$500

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS *(if not currently before PB)*

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Single Family House*	\$500	\$250	Current bills + \$250
All others*	\$500	\$250	Current bills + \$250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Beacon 248 Holdings LLC

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Bernard Kohn

List all properties in the City of Beacon that you hold a 5% interest in:

Project parcels = 5954-16-993482 & 6054-45-012574

Applicant Address: 120 Route 59 Suite 201, Suffern, NY 10901

Project Address: 248 Tioronda Avenue, City of Beacon


Project Tax Grid # 5954-16-993482 & 6054-45-012574

Type of Application Site Plan Application & FCD Application was submitted to City Council

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Bernard Kohn of 248 Beacon Holdings LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- | | |
|---|-----------|
| 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon | <u>X</u> |
| 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon | <u>NA</u> |
| 3. ALL tax payments due to the City of Beacon are current | <u>X</u> |
| 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon | <u>NA</u> |
| 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon | <u>NA</u> |
| 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current | <u>X</u> |


Signature of Owner

Partner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

NO

YES

Initial

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: Proposed Multifamily Development and Office Building

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	X	
LEGAL DATA		
Name and address of the owner of record.	X	
Name and address of the applicant (if other than the owner).	X	
Name and address of person, firm or organization preparing the plan.	X	
Date, north arrow, and written and graphic scale.	X	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	X	
Approximate boundaries of any areas subject to flooding or stormwater overflows.	X	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	X	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	X	
Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	X	
Other existing development, including fences, retaining walls, landscaping, and screening.	X	
Sufficient description or information to define precisely the boundaries of the property.	X	
The owners of all adjoining lands as shown on the latest tax records.	X	
The locations, names, and existing widths of adjacent streets and curb lines.	X	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	X	

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	X	
Any proposed division of buildings into units of separate occupancy.	X	
The location, direction, power, and time of use for any proposed outdoor lighting.	X	
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	X	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.		X
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	X	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	X	
Any contemplated public improvements on or adjoining the property.	X	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	X	
Elevations of all proposed principal or accessory structures.	X	
Any proposed fences or retaining walls.	X	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	X	
Erosion and sedimentation control measures.		X
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	X	
An indication of proposed hours of operation.		X
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA	

For all items marked “NO” above, please explain below why the required information has not been provided:

The currently submitted plan is conceptual. Detailed plans will be provided with subsequent submission to the Planning Board. Landscape plan details and erosion and sediment control plan will be provided during site plan review by the Planning Board. Hours of operation for the office use will be determined based on individual tenants.

Applicant/Sponsor Name: Beacon 248 Holdings LLC

Signature: 

Date: January 30, 2019

<u>FOR OFFICE USE ONLY</u>
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.
--

SECTION A

Name of Applicant: Beacon 248 Holdings LLC (Bernard Kohn)

Address of Applicant: 120 Route 59 Suite 201, Suffern, NY 10901

Telephone Contact Information: 917-696-4402

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon 248 Holdings LLC	120 Rt 59 Suite 201 Suffern, NY 10901	917-696-4402	12-10-2018	01-18-2019 at DC Clerk's Office

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☒ NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

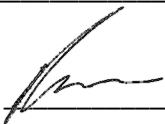
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn

(Signature) 

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.**IF AFFIANT IS A PARTNERSHIP, JOIN VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:**

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity Beacon 248 Holdings LLC	Telephone Contact Information 917-696-4402
Principal Place of Business of Entity 120 Route 59, Suite 201 Suffern, NY 10901	Place and date of incorporation Rockland County 03-29-2017
Method of Incorporation Limited Liability Corporation (LLC)	Official place where the documents and papers of incorporation were filed Rockland County

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged,

mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

[illegible]

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Beacon 248 Holdings LLC	120 Rt 59 Suite 201 Suffern, NY 10901	917-696-4402	12-10-2018	01/18/2019 at DC Clerk's Office

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

YES



NO

[illegible]

☐ YES ☒ NO

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

☐ YES ☒ NO

[illegible]

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Beacon 248 Development LLC	104 Rochelle Avenue, Rochelle Park, NJ 07662
CHG&E Corp.	284 South Avenue, Poughkeepsie, NY 12601

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES

☒ NO

I, Bernard Kohn being first duly sworn, according to law, deposes and says that I am (Title) _____, an active and qualified member of the Beacon 248 Holdings LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Bernard Kohn


(Signature) 

Exhibit # 1

CLOSING MEMORANDUM – December 10, 2018

Purchaser: Beacon 248 Holdings LLC

Premises: Tioranda Avenue and Wollcott Avenue, Beacon, New York

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

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made this 10th day of December, 2018,

between

Beacon 248 Development, LLC,
104 Rochelle Avenue, Rochelle Park, NJ

party of the first part, and

Beacon 248 Holdings, LLC,
15 Sycamore Lane, Suffern, NY 10901

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess, State of New York, described in Schedule A annexed hereto.

BEING the same premises (1) conveyed by Deed from Joseph Rendeiro, dated June 14, 2006, and recorded on June 20, 2006, as Document #02-2006-4859 in the official records of the Dutchess County Clerk's Office Division of Land Records, and (2) conveyed by Deed from Central Hudson Gas and Electric Corporation dated November 27, 2017 and recorded on December 4, 2017 as Document #02-2017-9110.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part, covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

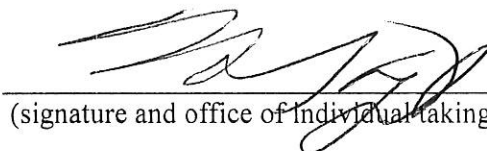
Beacon 248 Development, LLC



By **PETER DeROSA**

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

On the 10th day of December in the year 2018, before me, the undersigned, personally appeared PETER DeROSA, 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 they executed the same in their capacity(ies), and that by their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


(signature and office of individual taking acknowledgment)

HAROLD D. EPSTEIN
Notary Public, State of New York
Residing in Dutchess County
My Commission Expires November 30, 20 21

DEED

Title No.

to

Swiss Code 130200
Section 5954
Block 16
Lot 993482-0000
County or Town DUTCHESS COUNTY
Street Address Tioranda Avenue
City of Beacon

Swiss Code 130200
Section 6054
Block 45
Lot 012574-0000
County or Town DUTCHESS COUNTY
Street Address Tioranda Avenue
City of Beacon

Schedule A - Lot 1

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, shown as Parcel 1B on Subdivision Plat prepared for Advantage Mortgage, Inc., which map was filed in the Office of the Dutchess County Clerk on February 22, 2000 as Map No. 10970.

Schedule A - Lot 2

ALL that certain plot, piece, or parcel of land situate, lying and being in the City of Beacon, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at an iron pipe set, South 72 degrees 46' East 25.00 feet from an existing iron pin marking the monumented center line at point of tangency Station 1972 + 60.64 of the Central New England Railway Company centerline; thence on a curve to the right with a radius of 1612.28 feet and having a central angle of 9 degrees 01' 22" for a distance of 253.90 feet, more or less, parallel to the aforesaid monumented center line to a point, the long chord of said curve being, North 21 degrees 45' East 253.64 feet, more or less, thence, South 61 degrees 30' East 85.84 feet along the southerly line of Wolcott Avenue to a point in range with westerly end of a bridge over the Fishkill Creek; thence, South 61 degrees 30' East 51.30 feet continuing along the southerly line of Wolcott Avenue and passing through the abutment of the aforesaid bridge to a point in the Fishkill Creek which is level with the crest of a dam on the lands of NY Rubber Corporation; thence the following three courses along and in the Fishkill Creek being maintained level with the crest of said dam, South 27 degrees 06' West 56.46 feet, more or less, to a point; thence, South 25 degrees 29' West 175.24 feet and South 22 degrees 48' West 143.91 feet to a point; thence, North 72 degrees 46' West 13.15 feet to an iron pipe set in the root of a tree; thence, on the same course, 77.62 feet to an iron pipe set in the center line of a Central Hudson Gas & Electric Corporation electric transmission line; thence on the same course, 5.30 feet to a point distant easterly 35.0 feet (measured at right angles) from the monumented center line of the aforesaid railroad; thence, North 3 degrees 12' East 41.23 feet to a point, said point being distant easterly 25.0 feet (measured at right angles) from the monumented center line of the aforesaid railroad; thence, North 17 degrees 14' East 106.00 feet parallel to the aforesaid monumented center line to the point of beginning.

EXCEPTING and reserving from the above described parcel the shoulders and all other parts of the access road lying on the westerly side of said parcel.

EXCEPTING and reserving from the above described parcel all that certain piece of parcel of land conveyed by quit claim deed by the NY Rubber Corporation to the City of Beacon dated 11/30/1936 and recorded 12/14/1936 in Liber 556 cp 508, which said parcel contains .1 acre.

FURTHER EXCEPTING and reserving from the above described parcel all that certain piece or parcel of land required in fee by The People of the State of New York pursuant to Notice of Appropriation dated 12/4/1997 and recorded 12/4/1997 in Liber 2002 cp 511, which said parcel contains 0.096 acre more or less.

ALSO CONVEYING the right to construct, maintain and use driveways and footwalks over the premises conveyed to the City of Beacon in Liber 556 cp 508 pursuant to reservation contained therein.

ALSO CONVEYING all other rights including the right of reverter reserved in the deed to the City of Beacon in Liber 556 cp 508.