

APPENDIX C

Petition for Zone Change

STATE OF NEW YORK: COUNTY OF ROCKLAND
TOWN OF RAMAPO

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In the Matter of the Petition of

SCENIC DEVELOPMENT, LLC

**PETITION FOR
ZONE CHANGE**

For an Amendment to the Zoning Law and
Zoning Map of the Town of Ramapo.

-----X

To: The Honorable Town Board of the Town of Ramapo:

The undersigned Petitioner respectfully petitions the Honorable Town Board as follows:

1. Petitioner Scenic Development, LLC is a domestic limited liability corporation with offices located at 404 East Route 59, Nanuet, New York.
2. Petitioner is the owner of property consisting 208.5 acres of located in the Town of Ramapo, County of Rockland and State of New York, which real property is known and designated on the Tax Map of the Town of Ramapo as Section 32.11, Block 1, Lot 2; Section 32.11, Block 1, Lot 3; Section 32.11, Block 1, Lot 4; Section 32.11, Block 1, Lot 12; Section 32.11, Block 1, Lot 13; Section 32.11, Block 1, Lot 14; Section 32.11, Block 1, Lot 15; Section 32.11, Block 1, Lot 16; and Section 32.14, Block 2, Lot 3.
3. Petitioner seeks the rezoning of two parcels of land contained therein to a MR-8 zoning designation, consisting respectively of approximately 56.2616 acres and 5.0813 acres. The balance of the property is proposed to be developed in accordance with the applicable R-40 zoning designation.

4. Petitioner proposes to develop a planned community to consist of:

- a. 87 single-family dwellings on lots consisting of 40,000 square feet or more (a use permitted by right for which no zoning amendment is sought);
- b. 24 emergency services volunteer apartments;
- c. 72 workforce condominium units;
- d. 314 townhouses.

5. In order to accommodate the need for relatively affordable housing in the area and region, Petitioner proposes that more than 20 percent of the proposed development, that is 23.4 percent, to consist of 72 workforce condominium units¹ and 24 emergency services volunteer rental apartments.

6. In order to accomplish the development, Petitioner requests the rezoning of real property consisting of 56.2616 acres located in the Town of Ramapo, County of Rockland and State of New York, which real property is a portion of known and designated on the Tax Map of the Town of Ramapo as a portion of lots designated as: Section 32.11, Block 1, Lot 2; Section 32.11, Block 1, Lot 3; Section 32.11, Block 1, Lot 4; Section 32.11, Block 1, Lot 12; Section 32.11, Block 1, Lot 13; and Section 32.11, Block 1, Lot 14; Section 32.11, Block 1, Lot 15; and Section 32.11, Block 1, Lot 16; more fully described in Schedule "A" annexed hereto. It is proposed that the 314 town house units and 72 workforce condominium units referred to above be erected on this parcel.

¹ The term affordable is has been replaced by the term workforce, as there will be no regulated income restrictions.

7. It is proposed that the townhouse units consist of approximately 3,100² square feet and contain three to four bedrooms and that the workforce condominium units consist of approximately 1,800 to 2,000 square feet and contain three to four bedrooms.

8. Petitioner also requests the rezoning of real property consisting of 5.0813 acres located in the Town of Ramapo, County of Rockland and State of New York, which real property is a portion of known and designated on the Tax Map of the Town of Ramapo as a portion of Section 32.11, Block 1, Lot 4, and more fully described in Schedule "B" annexed hereto.

9. Petitioner proposes to construct 24 affordable rental units for emergency services volunteer personnel on the parcel. The units are proposed to consist of approximately two bedrooms. Petitioner proposes that the allocation of units be administered by a third-party governmental or not-for-profit agency and that the land be leased to such agency.

10. The two parcels that are sought to be rezoned to MR-8 currently are zoned R-40 pursuant to the Zoning Law of the Town of Ramapo. Petitioner respectfully requests that the Zoning Law and Zoning Map of the Town of Ramapo be amended by designating and rezoning said properties such that the same are designated MR-8.

11. A map of the subject property with a conceptual plan of the proposed development is annexed hereto as Exhibit "C".

12. It is respectfully submitted that the planning rationale of the Town Comprehensive Plan authorizes the requested rezoning.

² Unit sizes have been updated to reflect the most recent plans.

13. The Comprehensive Plan, adopted in 2004, recognizes that:

While diversity of the housing stock has increased slightly over the last decade, there is still a growing need to significantly increase the variety of housing within the unincorporated area of the Town.... (B-1).

14. It is related therein that “[m]any families simply cannot afford to purchase or rent a home within the unincorporated area of Ramapo, partly due to the relatively little diversity in the housing stock.” (B-1).

15. The Comprehensive Plan notes that consistent with New York case law, “[t]here must be a balancing of the local desire to maintain the *status quo* within the community and the greater public interest that regional and local [housing] needs be met.” (B-1).

16. The Comprehensive Plan additionally relates that:

In addition to the general issue of housing diversity for the general population, providing housing opportunities for particular segments of the population, such as young families, seniors, and ‘empty nesters,’ and municipal employees and public safety volunteers is becoming an increasingly important issue in Ramapo (as is has throughout the country.). (B-2).

17. As a result, among the objectives identified in the Comprehensive Plan are the following:

1. Objective: Provide a diversified housing supply that consists of residential development at appropriate densities and in appropriate locations in consideration of proximity to community shopping, community facilities and services, and public transportation, and in consideration of the adequacy of existing infrastructure.
2. Objective: Allow higher density housing in appropriate areas if such housing meets local needs and is balanced with the objective of maintaining the integrity and appearance of Ramapo’s residential neighborhoods.

3. Objective: Promote a range of rental and home ownership opportunities in varied densities, housing types and prices for Town residents....
4. Objective: Encourage inclusion of housing to meet identified housing needs in the development of large parcels of land. (B-2).

18. The Comprehensive Plan determined that:

Standard multi-family districts that allow townhouses or garden apartment developments can address housing needs within the Town while at the same time requiring design considerations (e.g., centralized parking and refuse disposal areas, site lighting standards, landscaping and perimeter buffering requirements, yard and setback requirements, and architectural standards) to ensure that such developments blend with the surrounding area. (B-4).

19. Although the subject property is not among the four properties identified as being “particularly suitable” for rezoning for multi-family development, the Comprehensive Plan confirms that “it is likely there may be other sites that meet the placement criteria that have not been specifically identified....” (B-7).

20. Moreover, the Comprehensive Plan relates that “[a]s the Town continues to grow in the future, the Town may find it necessary to rezone other properties in the Town to a multi-family district in order to meet housing needs.”

(B-8). It should be noted that the Comprehensive Plan acknowledges that:

Preparation of the [Comprehensive] Plan should be viewed as an on-going planning process. Amendment of the Plan is likely to be necessary given shifts in demographics, market conditions, regional planning considerations and time. * * * The maximum interval at which the [Comprehensive] Plan shall be reviewed is five years. (Intro-5).

The Comprehensive Plan was adopted in January, 2004. As a result, although Petitioner suggests that the development proposal fits squarely within the rationale of the Comprehensive Plan, nevertheless, consideration of the proposal is particularly appropriate given the passage of four years.

21. With respect to “design and site layout considerations,” multi-family zoning districts should:

contain design and layout requirements to ensure that such developments blend with the surrounding area and that encourage multi-family development that would add to the character of the Town, including:

- Site design standards including minimum active recreation and other community facilities, centralized parking and refuse disposal areas, site lighting standards, internal landscaping requirements and minimum landscaped buffers along roadways and around the site's perimeter;
- Common ownership and maintenance responsibility (i.e., apartment management company or condominium association); and
- Architectural design standards and approval. (B-4).

22. Additionally, the proposal satisfies a number of the “placement” criteria, including:

- Sufficient property size and dimension to accommodate the density permitted in the zone;
- Access to, and frontage on, a roadway that can accommodate the anticipated traffic (emphasis should be placed on locating such developments on State roadways such as Route 59);
- Convenient access to opportunities for mass transit use (e.g., bus),

including pedestrian access;

- Readily connectable to existing sewer and water

infrastructure;

- Location within an area of the Town with a need for such housing. (B-6 – 7).

23. It is submitted that the zoning amendment proposed is consistent with the foregoing objectives of the Comprehensive Plan because:

- a. The zoning amendment would authorize the creation of a varied and diversified housing stock on the property.
- b. The existing infrastructure together with proposed improvements possesses the capacity to accommodate the proposed development.
- c. The area sought to be rezoned is located within and buffered by the existing R-40 zoning designation. Development of the foregoing portion of the site consistent with the R-40 single-family zoning will provide a substantial visual buffer in order to maintain the appearance of the neighborhood.
- d. The requested zone change would promote affordable rental units for volunteers and below market-rate ownership of housing units.

24. As a result, Petitioner does not believe that an amendment of the Comprehensive Plan is legally necessary. Nevertheless, because the subject property is not identified as one of the four parcels pre-identified as being “particularly suitable” for rezoning for multi-family development, Petitioner also requests that the Comprehensive Plan be amended to recognize the appropriateness of the foregoing development proposal at the location proposed.

25. Petitioner has analyzed and continues to analyze the potential planning and environmental issues with respect to the proposed development.

26. Based on the studies completed to date,

- Adequate domestic and fire prevention water supply is available from United Water of New York.
- Sanitary sewer service is available from the Rockland County Sewer District #1 and the Petitioner is prepared to provide off-site sanitary improvements as deemed necessary by Rockland County Sewer District #1.
- Stormwater mitigation will be provided for both peak flow attenuation and water quality mitigation.
- Recharge facilities will be provided to offset the potential loss in groundwater recharge which might result from proposed impervious surfaces.
- Site layout and grading will maximize the retention of an existing undisturbed vegetated buffer around the perimeter of the property.
- The visual impression of the property from US Route 202 and NY Route 306 will be that of a single-Family neighborhood.¹
- A significant portion of the wetland which will remain undisturbed will be within the viewshed from NY Route 306.
- The Petitioner will provide traffic mitigation measures deemed necessary to ensure the proposed development will not significantly affect the roadway system in the vicinity of the project site.
- Six wetland areas are delineated on the project site which, together with the 100 foot DEC-regulated adjacent area, constitute 20.7 acres. There are an additional

¹ A copy of representative visual perspectives is annexed hereto as Exhibit "D".

6.6 acres of ACOE wetlands on site. These wetland areas and the adjacent areas shall remain undisturbed and will provide additional open space.

- An extensive Flora and Fauna survey was conducted by Carpenter Environmental Associates (CEA). NYSDEC, National Heritage and United Fish and Wildlife Survey were contacted for a listing of wildlife species of concern which have been reported within the area. None of the flora or fauna observed or expected to reside on the project site were identified by project staff as state or federally threatened or endangered species. NYSDEC indicated three species which should be considered in the vicinity of the project area. No evidence of the identified species, timber rattlesnake, Clustered sedge, and Hyssop-skullcap, were identified on the subject property during any of the visits conducted by CEA.

27. Petitioner is prepared to complete a full Environmental Impact Statement in order to fully demonstrate the absence of any significant environmental impact as a consequence of the proposed development, particularly given the mitigation measures and design criteria proposed.

28. The property which is the subject of the instant zone change petition is located within 500 feet of: a State highway, that is, Routes 202 and 306; the Village of Pomona; the Village of Wesley Hills; property owned by Harriman State Park and a stream crossing and drainage culvert maintained by Rockland County Drainage Agency.

29. Except as noted in paragraph 28, the subject property is not located within 500 feet of: county highway; the boundary of any existing or proposed county park or any other recreation area; the existing or proposed right-of-way of any stream or drainage channel owned by the county for which the county has established drainage channel

lines; the existing or proposed boundary of any county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district, as defined by article twenty-five-AA of the Agriculture and Markets Act.

30. Petitioner is filing herewith an affidavit pursuant to § 809 of the General Municipal Law; an Environmental Assessment Form and a list of the names and addresses of all property owners situated within 500 feet of the property which is the subject of the zone change petition.

WHEREFORE, Petitioner respectfully requests that:

- a. the instant petition be referred to the Planning Board of the Town of Ramapo for its review and recommendation;
- b. that upon receipt of said report from the Planning Board, or the passage of 60 days without a report having been received by the Town Board; that the Town Board conduct a hearing on said petition;
- c. that the Zoning Law, Zoning Map and Comprehensive Plan of the Town of Ramapo be amended by designating and rezoning said real property such that the same is designated MR-8.

Dated: Suffern, New York
May 5, 2008

SCENIC DEVELOPMENT, LLC


By: Yechiel Lebovits

VERIFICATION

State of New York

ss:

County of Rockland

Yechiel Lebovits being duly affirmed, deposes and says:

I am the managing director of Scenic Development, LLC, I have read the foregoing petition, and the same is true to my own knowledge, except as to matters therein stated to be alleged on information and belief, and as to those matters, I believe them to be true.

Affirmed to before me this
5th day of May, 2008



Leonard Jackson Associates Consulting Engineers

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

March 4, 2008

Mr. Terry Rice, Esq.
4 Exec Blvd. - Suite 100
Suffern, NY 10901

Re: **Patrick Farm**
MR-8 Zone Change Petition
LJA #02033

Dear Terry:

Attached please find a legal description of the subject parcel's plus an overall Plan showing the Applicant's intention for full build-out of land under his control.

Please let us know if you require any changes or additional copies of these documents.

Very truly yours,

LEONARD JACKSON ASSOCIATES
Dennis Rocks, P.E.

DR:leb
cc: Ann Cutignola, Tim Miller Associates
Attachment

56 Acre Parcel

“Schedule A”

All that certain plot, piece or parcel of land situate, lying and being in the Town of Ramapo, County of Rockland and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the southerly right of way line of Old Route 202, said point being distant S75-52-57E, 187.89 feet as measured in an easterly direction along said northerly right of way line of Old Route 202 from a point located at the point of intersection formed by the southerly right-of-way line of Old Route 202 with the southeasterly right-of-way line of U.S. Route 202; running thence along said southerly right-of-way line of Old Route 202 the following five (5) courses and distances:

- 1) S75-52-57E, 22.43 feet;
- 2) S15-20-51W, 4.38 feet;
- 3) S75-52-57E, 104.41 feet;
- 4) on a curve to the left having a radius of 462.76 feet, an arc length of 348.55 feet;
- 5) N60-57-42E, 130.54 feet; running thence thru Tax Lots 32.11-1-3, 32.11-1-2 and 32.11-1-4 the following three (3) courses and distances:
- 6) S79-42-20E, 301.05 feet;
- 7) N60-26-48E, 91.95 feet;
- 8) on a curve to the right having a radius of 155.50 feet, an arc length of 239.06 feet; running thence thru Tax Lots 32.11-1-4 and 32.15-2-1, the following eighteen (18) courses and distances:
- 9) S31-28-10E, 76.76 feet;
- 10) on a curve to the left having a radius of 150.00 feet, an arc length of 135.79 feet;
- 11) S26-30-30W, 186.17 feet;
- 12) S26-48-50W, 1,016.75 feet;
- 13) S63-11-10E, 128.80 feet;

- 14) on a curve to the right having a radius of 100.00 feet, an arc length of 146.79 feet;
- 15) S20-54-55W, 177.40 feet;
- 16) on a curve to the right having a radius of 400.00 feet, an arc length of 227.31 feet;
- 17) S53-28-30W, 463.20 feet;
- 18) on a curve to the right having a radius of 500.00 feet, an arc length of 186.50 feet;
- 19) N20-36-40W, 264.25 feet;
- 20) on a curve to the right having a radius of 147.50 feet; an arch length of 134.09 feet;
- 21) N17-30-55W, 228.44 feet;
- 22) N83-21-00W, 343.50 feet;
- 23) S62-40-05W, 55.49 feet;
- 24) S84-36-00W, 107.25 feet;
- 25) N28-45-15W, 106.50 feet;
- 26) N05-43-15E, 102.65 feet; thence
- 27) N83-10-12W, 168.28 feet thru Tax Lots 32.11-1-4 and 32.11-1-12; thence
- 28) N34-27-06W, 29.06 feet thru Tax Lot 32.11-1-12; thence
- 29) N55-32-54E, 105.17 feet thru Tax Lots 32.11-1-12 and 32.11-1-4; running thence thru Tax Lot 32.11-1-4 the following nine (9) courses and distances:
- 30) on a curve to the left having a radius of 200.00 feet, an arc length of 157.40 feet;
- 31) N10-27-25E, 102.62 feet;
- 32) on a curve to the right having a radius of 300.00 feet, an arch length of 75.23 feet;
- 33) N24-49-26E, 171.35 feet;
- 34) on a curve to the right having a radius of 225.00 feet, an arc length of 112.92 feet;

- 35) N41-54-37W, 286.82 feet;
- 36) N64-22-07E, 136.60 feet;
- 37) N36-37-22E, 60.00 feet;
- 38) N48-34-22E, 60.00 feet; thence
- 39) N63-31-40E, 494.51 feet thru Tax Lots 32.11-1-4 and 32.11-1-13; thence
- 40) N49-09-10E, 110.45 feet thru Tax Lot 32.11-1-13 to the point or place of BEGINNING.

Consisting of 56.2616 acres of land.

5 Acre Parcel
"Schedule A"

All that certain plot, piece or parcel of land situate, lying and being in the Town of Ramapo, County of Rockland and State of New York. Being more fully bounded and described as follows:

BEGINNING at a point on the westerly right of way line of Route 306, said point being distant N69-28-32W, 19.38 feet as measured along the northerly line of Tax Lot 32.11-1-6 from a point on said westerly right-of-way line of Route 306 located at the northeast corner of Tax Lot 32.11-1-6; running thence along the northerly and westerly line of Tax Lot 32.11-1-6 the following two (2) courses and distances:

- 1) N69-28-32W, 538.00 feet;
- 2) S19-43-21W, 217.75 feet; running thence thru Tax Lot 32.11-1-4 the following six (6) courses and distances:
- 3) N62-51-50W, 175.55 feet;
- 4) N24-12-50E, 470.60 feet;
- 5) S77-51-35E, 142.65 feet;
- 6) S70-15-15E, 396.23 feet;
- 7) S20-11-28W, 105.70 feet;
- 8) S70-15-15E, 140.00 feet; thence
- 9) S20-11-28W, 194.50 feet along said westerly right-of-way line of Route 306 to the point or place of BEGINNING.

Consisting of 5.0813 acres of land.



Leonard Jackson PE, PLLC

26 Firemens Memorial Drive . Pomona, New York 10970 . (845) 354-4382 . FAX (845) 354-4401

Patrick Farm

500' List

89/32.11-1-4
SCENIC DEVELOPMENT LLC
404 EAST ROUTE 59
NANUET, NY 10954

89/32.7-1-11
LADENTOWN REALTY LLC
C/O KOB, FRANK
P O BOX 220
NANUET, NY 10954

89/32.7-1-26
PELUSO ANTHONY & BERNIE
5 COTTAGE LA
SUFFERN, NY 10901

89/32.-1-11
STATE OF NEW YORK
C/O COUNTY TREASURER
18 NEW HEMPSTEAD RD
NEW CITY, NY 10956

89/32.11-1-2
LEBOVITS YECHIEL
411 OLD RT 202C
SUFFERN, NY 10901

89/32.11-1-5
SANTI-LUKS SHERYL
641 RT 306
SUFFERN, NY 10901

89/32.11-1-14
SCENIC DEVELOPMENT LLC
404 EAST ROUTE 59
NANUET, NY 10954

89/32.11-1-8
GELLIS LYNDA
623 RT 306
SUFFERN, NY 10901

89/32.14-2-3
SCENIC DEVELOPMENT LLC
404 EAST ROUTE 59
NANUET, NY 10954

89/32.15-2-16
LESER EDITH
P O BOX 709
MONSEY, NY 10952

89/32.7-1-17
RINGOLD REALTY INC
8 MACINTOSH LN
MONSEY, NY 10952

89/32.7-1-25
PRESSMAN STEPHEN &
ELIZABETH
7 COTTAGE LA
SUFFERN, NY 10901

89/32.7-1-15
PETTY NORMA
2 COTTAGE LA
SUFFERN, NY 10901

89/32.7-1-28
WILLIAMS ANNE A
1 COTTAGE LA
SUFFERN, NY 10901

89/32.11-1-15
SCENIC DEVELOPMENT LLC
404 EAST ROUTE 59
NANUET, NY 10954

89/32.10-1-2
UNITED WATER NEW YORK
200 OLD HOOK RD
HARRINGTON PARK, NJ 07640

89/32.11-1-6
MOLESTON FIRE DISTRICT
C/O WREN GORDON SR.
7 ELLIOT PL
SPRING VALLEY, NY 10977

89/32.11-1-12
FORTY SIX - FIFTY TWO
WADSWORTH TERRACE CORP
193 HEWES ST
BROOKLYN, NY 11211

89/32.11-1-10
WEIS DAVID
619 RT 306
SUFFERN, NY 10901

89/32.15-2-8
FRIEDMAN SHLOMA
P O BOX 265
MONSEY, NY 10952

89/32.7-1-16
ABRAMSKY WILLIAM &
BARBARA
4 COTTAGE LA
SUFFERN, NY 10901

89/32.7-1-30
CHARISMATIC CHRISTIAN
CHURCH
87 HUDSON AVENUE
HAVERSTRAW, NY 10927

89/32.7-1-27
ESTRELLA SERGIO R &
MERCEDES J
3 COTTAGE LA
SUFFERN, NY 10901

89/32.7-1-39
ROCKLAND COUNTY SEWER
DISTRICT #1
4 RT 340
ORANGEBURG, NY 10962

89/32.11-1-3
NEWFIELDS ESTATES INC
P.O. BOX 1047
MONSEY, NY 10952

89/32.11-1-13
SCENIC DEVELOPMENT LLC
404 RT 59 E
NANUET, NY 10954

89/32.11-1-7
GESSNER LAURIE
627 RT 306
SUFFERN, NY 10901

89/32.11-1-9
WEIS DAVID
621 ROUTE 306
SUFFERN, NY 10901

89/32.11-1-11
CONGREGATION YISMACH
MOSHE
1617 46TH STREET
BROOKLYN, NY 11204

89/32.15-2-10
DE PAOLA RONALD B +
JUDITH M
67 BABCOCK LA
SUFFERN, NY 10901

09/32.8-1-58
SRI RANGANATHA SEVA
SAMITHI INC
8 LADENTOWN RD
POMONA, NY 10970

09/32.8-1-53
CONG RABBINICAL COLLEGE
OF TARTIKOV INC
PO BOX 304
MONSEY, NY 10952

09/32.8-1-54
POMONA THREE HUNDRED SIX
P.O.BOX. 304
MONSEY, NY 10952

09/32.12-1-31
POMONA THREE HUNDRED SIX
LLC
PO BOX 304
MONSEY, NY 10952

09/32.12-1-28
POMONA 306 LLC
P O BOX 304
MONSEY, NY 10952

09/32.15-1-1
TURNIER JEAN E & DUNCAN
LEE ANNA
15 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-4
CONTRERAS JOY
9 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-52
CHERIAN JOHN & BEBE
17 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-44
SONTAG PERETZ & TAMAR
10 HIDDEN VALLEY DR.
POMONA, NY 10901

09/32.15-1-43
SCHWARTZ BRENDA
8 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.8-1-57
MIRRO DANIEL & CORBETT
LYNN
24 WILL ROGERS LANE
NANUET, NY 10954

09/32.8-1-55.2
POMONA THREE HUNDRED SIX
LLC
PO BOX 304
MONSEY, NY 10952

09/32.12-1-33
POMONA THREE HUNDRED SIX
P.O.BOX 304
MONSEY, NY 10952

09/32.12-1-30
POMONA THREE HUNDRED SIX
LLC
P.O.BOX 304
MONSEY, NY 10952

09/32.12-1-27
POMONA 306 LLC
10 JEFFREY PLACE
MONSEY, NY 10952

09/32.15-1-2
THORNBURG JOHN
13 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-50
OSTREICHER TOVA & CHESKEL
21 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-46
ZUPNIC JOSEPH & ELISA
14 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-47
PICASO GERARD & BARBARA
16 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-48
MASUD SAJID & PAULA
18 HIDDEN VALLEY
SUFFERN, NY 10901

09/32.8-1-56
HOPPER JAMES F & MARY E
4 LADENTOWN RD
POMONA, NY 10970

09/32.8-1-55.1
LITMAN ELOISE
682 RT 306
SUFFERN, NY 10901

09/32.12-1-32
STATE OF NEW YORK
C/O COUNTY TREASURER
ROCKLAND COUNTY
COUNTY OFFICES
18 NEW HEMPSTEAD RD
09/32.12-1-29
FERREIRA ARMANDO J &
MANUELA
65 WESLEY CHAPEL RD
SUFFERN, NY 10901

09/32.12-1-26
POMONA THREE HUNDRED SIX
P.O. BOX 304
MONSEY, NY 10952

09/32.15-1-3
SIX PINE ROAD LLC
C/O EPHRAIM M BRECHER
3901 INDIAN CREEK DR #203
MIAMI BEACH, FL 33140

09/32.15-1-51
PORTA JOHN M
19 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-45
FRANKEL ADELINE
12 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-49
METLITSKY GENNADY &
LYUDMILA
23 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-33
SCOTT KEVIN B
25 HIDDEN VALLEY DR
SUFFERN, NY 10901

09/32.15-1-34
HAZELEY HAROLD & NANETTE
25 SCENIC DRIVE
SUFFERN, NY 10901

09/32.15-1-35
DROBES HERBERT M + JANET
G
23 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-32
FRIEDMAN ARNOLD D +
BARBARA
27 HIDDEN VALLEY DR
SUFFERN, NY 10901

11/32.14-1-6
ORANGE AND ROCKLAND
UTILITIES INC
ONE BLUE HILL PLAZA
PEARL RIVER, NY 10965-9006

11/32.14-1-19.2
CHOI VAI HONG & YUEN
ANNA PIK YAN
29 TIMBER TRAIL
SUFFERN, NY 10901

11/32.19-2-49
TEPPER JACOB J & SARI
40 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-2-52
LIPOFF LAWRENCE & LAUREN
46 POWDER HORN LN
SUFFERN, NY 10901

89/32.7-1-6
BEAUDOUIN MARIE G &
MICHAEL
7 LADENTOWN RD
POMONA, NY 10970

89/32.7-1-9
WILLGREN KRISTER
1 LADENTOWN RD
POMONA, NY 10970

89/32.7-1-14
STERNHELL JOSHUA & MIRIAM
103 COLLEGE RD
SUFFERN, NY 10901

09/32.15-1-36
ROZNER PAULA
21 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-38
COOK MELVIN - TRUST
COOK BLOSSOM - TRUST
17 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-31
PRAWER HARRY & JANICE
26 SCENIC DR
SUFFERN, NY 10901

11/32.14-1-8
RIBULLA JOSEPH & MINERVA
E
5 PROSPERITY DR
SUFFERN, NY 10901

11/32.19-2-47
BODNER CHAIM & BRURIA
34 WINESAP RD
MONSEY, NY 10952

11/32.19-2-50
SCHWARZ JOSHUA & MICHAL
42 POWDER HORN DR
WESLEY HILL, NY 10901

11/32.19-2-53
CHAJMOVICZ JOSEPH &
LEFKOVICH LISA
48 POWDER HORN LA
SUFFERN, NY 10901

89/32.7-1-7
DONALD WILLIAM H & REYES
JOSE M & FELIX JOSEPHINE
5 LADENTOWN RD
POMONA, NY 10970

89/32.7-1-13
STERNHELL JOSHUA & MIRIAM
103 COLLEGE RD
SUFFERN, NY 10901

89/32.7-1-10
SANDERSON NICHOLAS L &
LESLIE
12 SECOR CT
POMONA, NY 10970

09/32.15-1-37
GILBERT BERNARD TRUST DTD
09/11/02
19 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-39
BURGER GRACE M
15 SCENIC DR
SUFFERN, NY 10901

09/32.15-1-30
COLTON THOMAS A & NANCY A
24 SCENIC DR
SUFFERN, NY 10901

11/32.14-1-7
GLOMMEAU NICHOLAS &
ROSA A
7 PROSPERITY DR
SUFFERN, NY 10901

11/32.19-2-48
GINSBERG MINDY
38 POWDER HORN LN
SUFFERN, NY 10901

11/32.19-2-51
HOROWITZ SAMUEL & SHERRY
44 POWDER HORN DR
SUFFERN, NY 10901

11/32.19-1-1
HOME OWNERS OF POMONA
HEIGHTS INC
PO BOX 226
POMONA, NY 10970

89/32.7-1-12
MCGRATH MATTHEW JAMES &
KRISTA ANN
1336 HAVERSTRAW RD
SUFFERN, NY 10901

89/32.7-1-8
DOOLITTLE CHARLES D
3 LADENTOWN RD
POMONA, NY 10970

89/32.7-1-18
DORCELUS HENRY &
DORCELUS-SEVERE GERALDA
8 COTTAGE LA
SUFFERN, NY 10901

89/32.15-2-7
LOPEZ PATRICK & GISONDE
NOELLE
68 BABCOCK LA
SUFFERN, NY 10901

89/32.14-2-4
BODIN LENA
40 SCENIC DR
SUFFERN, NY 10901

89/32.14-2-5
JULIANO WAYNE G & MARY E
38 SCENIC DR
SUFFERN, NY 10901

89/32.15-2-6
SOLOMON ROBERT & SANDRA
28 SCENIC DR
SUFFERN, NY 10901

89/32.15-2-2
YOUNGEWIRTH ELIZABETH
36 SCENIC DR
SUFFERN, NY 10901

89/32.15-2-3
SHAPIRO MILTON B & SONYA
21 PERLMAN DRIVE
SPRING VALLEY, NY 10977

89/32.15-2-4
ROUTE 304 DEVELOPMENT INC
% MILTON SHAPIRO
21 PERLMAN DRIVE
SPRING VALLEY, NY 10977

89/32.15-2-5
KENT NANCY A
30 SCENIC DR
SUFFERN, NY 10901

89/32.11-1-16
404 E ROUTE 59
NANUET, NY 10954

89/32.10-1-4
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

89/32.7-1-34
ORANGE & ROCKLAND
UITLITY INC
1 BLUE HILL PLAZA
PEARL RIVER, NY 10965

89/32.10-1-5
MASTROMARINO PAUL H
240 RT 9W
HAVERSTRAW, NY 10927

11/32.14-1-12
TANCHOCO SILVINO D &
SILVINO B & ARNEL
4 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-15
WORCH RACHEL
8 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-18.1
PRESCOTT TRUST THE
TRUSTEE BRAIN PRESCOTT
27 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-10
MEHL WILLIAM N
1 PROSPERITY DR
SUFFERN, NY 10901

89/32.10-1-1
MASTROMARINO PAUL H
240 RT 9W
HAVERSTRAW, NY 10927

89/32.10-1-6
MASTROMARINO PAUL H
240 RT 9W
HAVERSTRAW, NY 10927

11/32.14-1-13
STONE NELSON NEAL &
GLORIA COHEN
21 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-17
BALL STANLEY &
CHARLOTTE Y
23 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-19.1
MC CALLA STANLEY &
JENNIFER
31 TIMBER TRAIL
SUFFERN, NY 10901

89/32.10-1-3
BARNARD PATRICIA ANN
P O BOX 696
POMONA, NY 10970

11/32.14-1-9
MERLA JOHN & EILEEN
3 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-14
BLOCKER EDWARD &
BATEY MARILYN
6 PROSPERITY DR
SUFFERN, NY 10901

11/32.14-1-18
DAVIEDS THOMAS & MAXINE
25 TIMBER TRAIL
SUFFERN, NY 10901

11/32.14-1-19.2
CHOI VAI HONG & YUEN
ANNA PIK YAN
29 TIMBER TRAIL
SUFFERN, NY 10901

