



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS
21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD
DARRIN SCALZO, CHAIRMAN
SIOBHAN JABLESNIK, SECRETARY

TELEPHONE 845-566-4901
FAX LINE 845-564-7802



APPLICATION

DATED: MARCH 11TH, 2025

TO: **THE ZONING BOARD OF APPEALS**
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) MANHEIM REMARKETING, INC. d/b/a MANHEIM NEW YORK PRESENTLY
RESIDING AT NUMBER 2000 DEALER DRIVE
TELEPHONE NUMBER 845-567-8400

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- ☐ USE VARIANCE
- ☒ AREA VARIANCE (S)
- ☐ INTERPRETATION OF THE ORDINANCE
- ☐ SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

SBL: 89-01-83 (TAX MAP DESIGNATION)

2000 DEALER DRIVE (STREET ADDRESS)

IB – INTERCHANGE BUSINESS DISTRICT (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

§ 185-15(D)(9) PER REFERRAL LETTER (potentially in error? See below)

ALTERNATIVELY, § 185-13(D)(9) PER TOWN ECODE360 LINK

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:

N/A

- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

MARCH 5TH, 2025

4. DESCRIPTION OF VARIANCE SOUGHT: WE REQUEST RELIEF FROM THE CODE REQUIREMENT TO ALLOCATE 5% OF THE PARKING LOT AREA TO INTERIOR LANDSCAPING.

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

N/A

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

N/A

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

N/A

- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

N/A

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THE CURRENT AND CONTINUED USE OF THE PROPERTY IS FOR AUTO STORAGE ONLY. IT IS A PRIVATE BUSINESS, THAT IS CLOSED TO THE PUBLIC, WHICH HAS BEEN OPERATING IN ITS CURRENT FORM FOR MANY YEARS. VISIBILITY OF THE NEW STORAGE AREA OF THE SITE IS LIMITED BY ITS LOCATION HUNDREDS OF FEET FROM DEALER DRIVE AND BY NOT BEING DIRECTLY ADJACENT TO RESIDENTIAL AREAS.

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

IT WOULD AFFECT THE CURRENT AND INTENDED USE AND FUNCTIONING OF THE PROPERTY AS AN AUTO STORAGE FACILITY.

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT WOULD ALLOW FOR THE CONTINUATION OF THE EXISTING USE ON THE PROPERTY.

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

THE CURRENT AND CONTINUED USE OF THE PROPERTY IS FOR AUTO STORAGE ONLY. IT IS A PRIVATE BUSINESS, THAT IS CLOSED TO THE PUBLIC, WHICH HAS BEEN OPERATING IN ITS CURRENT FORM FOR MANY YEARS.

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

THE CURRENT AND CONTINUED USE OF THE PROPERTY IS FOR AUTO STORAGE ONLY. IT IS A PRIVATE BUSINESS, THAT IS CLOSED TO THE PUBLIC, WHICH HAS BEEN OPERATING IN ITS CURRENT FORM FOR MANY YEARS.

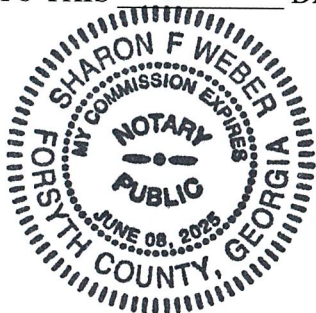
7. ADDITIONAL REASONS (IF PERTINENT):

ADDING THE CODE LANDSCAPE FACILITIES WOULD SEVERELY LIMIT THE OPERATIONAL MANEUVERABILITY AND STORAGE AVAILABILITY OF THE INTENDED USE AND FUNCTIONALITY OF THE PROPERTY

St. Le Tourneau
President
PETITIONER (S) SIGNATURE

STATE OF GEORGIA COUNTY OF FULTON
~~NEW YORK~~ ~~ORANGE~~

SWORN TO THIS 13th DAY OF March 20 25



Sharon F. Weber
NOTARY PUBLIC

NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

[ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING].

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

**TOWN OF NEWBURGH
ZONING BOARD OF APPEALS**

PROXY

SCOTT LeTOURNEAU, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 6205 PEACHTREE DUNWOODY ROAD
IN THE COUNTY OF FULTON AND STATE OF GEORGIA
AND THAT HE/SHE IS THE OWNER IN FEE OF _____
MANHEIM REMARKETING, INC.

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE/SHE HAS AUTHORIZED TYLER WEBB P.E.,
BONNIE VON OHLSEN A.I.C.P., PETER PSALTAKIS

TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 3/13/2025

[Signature]

OWNER'S SIGNATURE

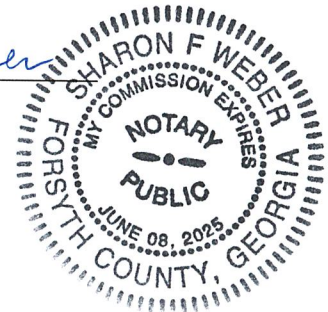
[Signature]

WITNESS' SIGNATURE

STATE OF GEORGIA COUNTY OF FULTON
~~NEW YORK~~ ~~ORANGE~~

SWORN TO THIS 13th DAY OF March 2025

Sharon F. Weber
NOTARY PUBLIC



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Manheim Facility-Site Plan Amendment		
Project Location (describe, and attach a general location map): 2000 Dealer Dr, Newburgh, NY 12550 (Tax Parcel 89-1-69.11)		
Brief Description of Proposed Action (include purpose or need): The proposed action includes expansion of existing motor vehicle storage area to service the existing Manheim Auto Auction Facility. The overall site is +/- 159 ac, and the proposed area of disturbance is approximately 14.2 acres on the northwest portion of the site. Internal circulation will connect to the existing auto storage area. The site has access on NYS Route 17K and no new entrance drives or structures are proposed.		
Name of Applicant/Sponsor: Manheim Remarketing, Inc. d/b/a Manheim New York		Telephone: 845-567-8400
		E-Mail: jesse.nelson@coxautoinc.com
Address: 6205 Peachtree Dunwoody Road		
City/PO: Atlanta	State: GA	Zip Code: 30328
Project Contact (if not same as sponsor; give name and title/role): Jesse Nelson, General Manager		Telephone: 845-567-5400
		E-Mail: jesse.nelson@coxautoinc.com
Address: 2000 Dealer Drive		
City/PO: Newburgh	State: NY	Zip Code: 12550
Property Owner (if not same as sponsor): (Same)		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board: Tree Pres. Protection, Site Plan App., Stormwater Permit, Clearing & Grading	1/22/25
c. City, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	County Planning Board: GML	1/22/25
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	NYSDEC: SWPPP	4/1/25
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<ul style="list-style-type: none"> If Yes, complete sections C, F and G. If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Hudson River Valley Greenway Community; _____ _____	
c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes, identify the plan(s): Orange County Agricultural and Farmland Protection Plan (2015); Orange County Open Space Plan (2004) _____ _____	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No

If Yes, what is the zoning classification(s) including any applicable overlay district?

IB, Interchange Business

b. Is the use permitted or allowed by a special or conditional use permit? ☒ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Valley Central

b. What police or other public protection forces serve the project site?

Town of Newburgh Police Department

c. Which fire protection and emergency medical services serve the project site?

Orange Lake Fire District; Newburgh EMS District

d. What parks serve the project site?

Stewart State Forest, Crest View Lake, Algonquin Park, Cronomer Hill Park, Chadwick Lake Town Park, Newburgh Little League, Downing Park, Delano-Hitch Recreation Park, San Giacomo Park, Temple Hill Park, Ruscitti Park

D. Project Details**D.1. Proposed and Potential Development**

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? auto storage

b. a. Total acreage of the site of the proposed action? 14.24 acres

b. Total acreage to be physically disturbed? 14.24 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 159.08 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 6.7 Units: acres

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 6 months

ii. If Yes:

• Total number of phases anticipated _____

• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year

• Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Total number of structures _____	
ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length	
iii. Approximate extent of building space to be heated or cooled: _____ square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes,	
i. Purpose of the impoundment: _____	
ii. If a water impoundment, the principal source of the water: <input type="checkbox"/> Ground water <input type="checkbox"/> Surface water streams <input type="checkbox"/> Other specify: _____	
iii. If other than water, identify the type of impounded/contained liquids and their source. _____	
iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres	
v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length	
vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. What is the purpose of the excavation or dredging? _____	
ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?	
<ul style="list-style-type: none"> • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ 	
iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____	
iv. Will there be onsite dewatering or processing of excavated materials? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe. _____	
v. What is the total area to be dredged or excavated? _____ acres	
vi. What is the maximum area to be worked at any one time? _____ acres	
vii. What would be the maximum depth of excavation or dredging? _____ feet	
viii. Will the excavation require blasting? <input type="checkbox"/> Yes <input type="checkbox"/> No	
ix. Summarize site reclamation goals and plan: _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments?

☐ Yes ☐ No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation?

☐ Yes ☐ No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water?

☐ Yes ☒ No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply?

☐ Yes ☐ No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No
- Do existing lines serve the project site? ☐ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project?

☐ Yes ☐ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site?

☐ Yes ☐ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes?

☐ Yes ☒ No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities?

☐ Yes ☐ No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? ☐ Yes ☐ No
- Is the project site in the existing district? ☐ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☐ No

<ul style="list-style-type: none"> • Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ <p>If Yes:</p> <ul style="list-style-type: none"> • Describe extensions or capacity expansions proposed to serve this project: _____ 	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> No
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____	
If Yes: <ul style="list-style-type: none"> • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____ 	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____	
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____	
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. How much impervious surface will the project create in relation to total size of project parcel? <div style="margin-left: 20px;"> _____ Square feet or <u>9.58</u> acres (impervious surface) _____ Square feet or <u>1.44</u> acres (parcel size) </div> ii. Describe types of new point sources. _____ additional impervious pavement 	
iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____	
_____ on-site stormwater management facilities (two bio retention areas and 1 micro pool extended detention pond).	
<ul style="list-style-type: none"> • If to surface waters, identify receiving water bodies or wetlands: _____ • Will stormwater runoff flow to adjacent properties? _____ 	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____	
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify: <ul style="list-style-type: none"> i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ 	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: <ul style="list-style-type: none"> • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs) 	

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐ Yes ☒ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☐ No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ 8AM - 10PM • Saturday: _____ 8AM - 10PM • Sunday: _____ N/A • Holidays: _____ N/A 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ (same business hours as existing) • Saturday: _____ (same as existing) • Sunday: _____ (same as existing) • Holidays: _____
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<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration: Noise may exceed ambient levels during construction due to the use of construction equipment. Noise will return to ambient levels when construction is complete.</p>	
<p>ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: <u>Lighting plan to be provided; consistent with existing lighting</u></p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p>	
<p>p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally, describe the proposed storage facilities: _____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s): _____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ 	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☒ Urban ☒ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Rural (non-farm)

☒ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	82.7	92.28	+9.58
• Forested	43.8	29.56	-14.24
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	--
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	--
• Surface water features (lakes, ponds, streams, rivers, etc.)	8.4	8.4	None
• Wetlands (freshwater or tidal)	8.5*	8.5*	None
• Non-vegetated (bare rock, earth or fill)	0	0	--
• Other Describe: <u>landscaping/lawn</u>	15.7	20.36	+4.66

* wetlands surveyed in 2024

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☒ No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☒ Yes ☐ No
If Yes,
i. Identify Facilities:
Willcare Home Health Care

e. Does the project site contain an existing dam? ☐ Yes ☒ No
If Yes:
i. Dimensions of the dam and impoundment:
• Dam height: _____ feet
• Dam length: _____ feet
• Surface area: _____ acres
• Volume impounded: _____ gallons OR acre-feet
ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☒ Yes ☐ No
If Yes:
i. Has the facility been formally closed? ☒ Yes ☐ No
• If yes, cite sources/documentation: DECinfo locator; NYS Inactive Landfill Initiative July 2022 Status Report
ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:
The F & T Darrigo Facility is located north of the proposed action, on the opposite side of I-84 (westbound).
iii. Describe any development constraints due to the prior solid waste activities: _____
inactive facility currently under mitigation and testing for PFAS; no development constraints proposed as the proposed action will not utilize well water.

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☒ No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☒ Yes ☐ No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☒ No
☐ Yes – Spills Incidents database Provide DEC ID number(s): _____
☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
☒ Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☒ Yes ☐ No
If yes, provide DEC ID number(s): 336088, 336002, 336057
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):
336088: Stewart International Airport Site, state superfund program, Class P (potential); 336002: F & T Darrigo, state superfund program, Class 4 (closed & under site management plan); 336057: Scott Farm, State Superfund Program, Class P (Potential)

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ >6 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site:

ESB: Erie extr. stony, gently sloping	46 %
MdB: Mardin gravelly silt loam, 3-8%	18 %
SXC: Swartswood and Mardin	13 %

d. What is the average depth to the water table on the project site? Average: _____ <2 feet

e. Drainage status of project site soils: ☒ Well Drained: 13.1 % of site
☒ Moderately Well Drained: 41 % of site
☒ Poorly Drained: 45.9 % of site

f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 89.4 % of site
☒ 10-15%: 5.4 % of site
☒ 15% or greater: 4.4 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☒ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☒ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☒ Yes ☐ No

If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☒ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-136 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters Approximate Size 16 acres, 4.3 acres
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☒ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No
If Yes:
i. Name of aquifer: _____

<p>m. Identify the predominant wildlife species that occupy or use the project site:</p> <p>typical urban species (birds, squirrels, _____)</p> <p>voles, mice, raccoons, etc.) _____</p>	
<p>n. Does the project site contain a designated significant natural community? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe the habitat/community (composition, function, and basis for designation): _____</p> <p>Red Maple-Hardwood Swamp</p> <p>ii. Source(s) of description or evaluation: NYSDEC Environmental Res. Mapper - Red maple swamp is off site approx. 1800+ ft to the northwest</p> <p>iii. Extent of community/habitat:</p> <ul style="list-style-type: none"> • Currently: _____ 1460.0 acres • Following completion of project as proposed: _____ 1460 off site acres • Gain or loss (indicate + or -): _____ 0 acres 	
<p>o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing (endangered or threatened): _____</p> <p>Indiana Bat (endangered), Northern Long-eared Bat (endangered), Tricolored Bat (proposed endangered), Monarch Butterfly (candidate), Small Whorled Pogonia (threatened)</p>	
<p>p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Species and listing: _____</p>	
<p>q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, give a brief description of how the proposed action may affect that use: _____</p>	
<p>E.3. Designated Public Resources On or Near Project Site</p>	
<p>a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, provide county plus district name/number: _____</p>	
<p>b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>i. If Yes: acreage(s) on project site? _____</p> <p>ii. Source(s) of soil rating(s): _____</p>	
<p>c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature</p> <p>ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____</p>	
<p>d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. CEA name: _____</p> <p>ii. Basis for designation: _____</p> <p>iii. Designating agency and date: _____</p>	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District ii. Name: _____ iii. Brief description of attributes on which listing is based: _____ 	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Describe possible resource(s): _____ ii. Basis for identification: _____ 	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify resource: _____ ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____ iii. Distance between project and resource: _____ miles. 	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes: <ul style="list-style-type: none"> i. Identify the name of the river and its designation: _____ ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No 	

F. Additional Information

Attach any additional information which may be needed to clarify your project.

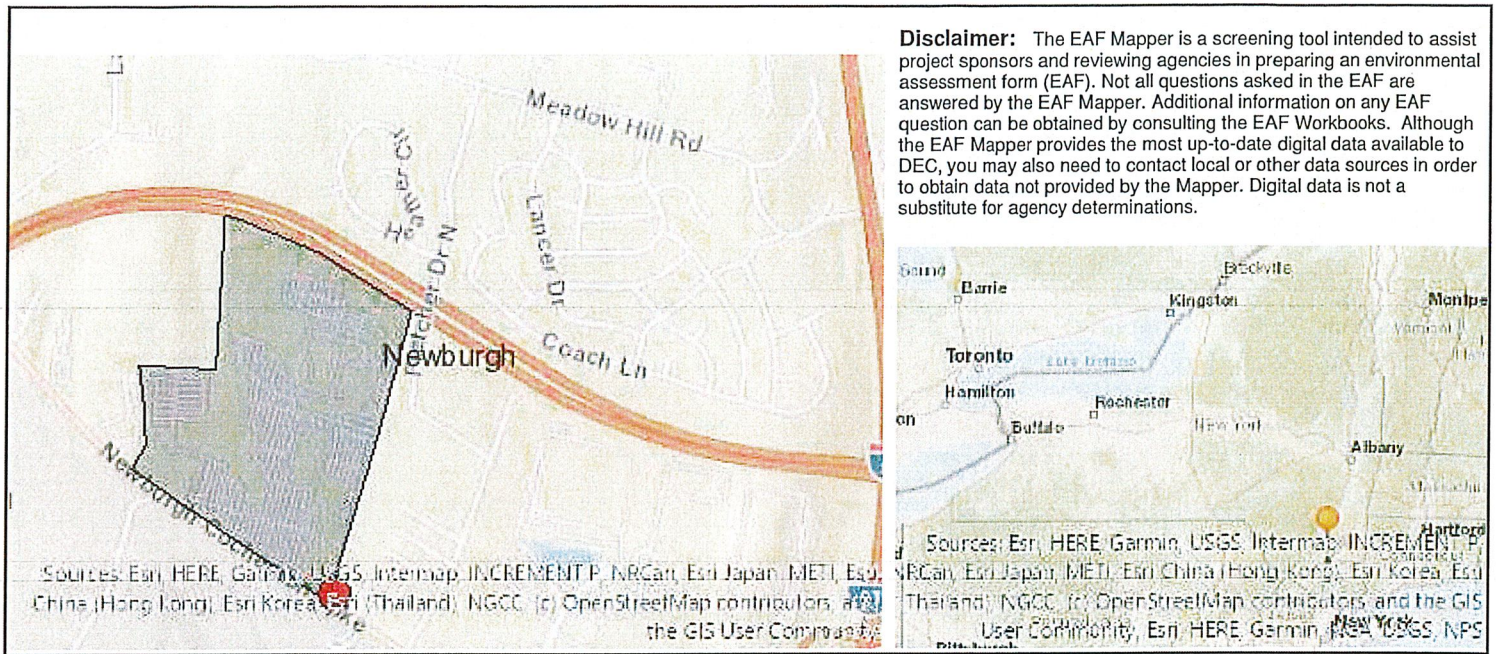
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Manheim New York Date 1/21/25

Signature Bonnie Von Ols Title Planner/Consultant for Applicant



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	No
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	336088, 336002, 336057
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-136
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No

E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	Yes
E.2.n.i [Natural Communities - Name]	Red Maple-Hardwood Swamp
E.2.n.i [Natural Communities - Acres]	1460.0
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat, Upland Sandpiper
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE
THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE



TYPE NAME(S) OF PARTY(S) TO DOCUMENT: BLACK INK

JOHN J. LEASE, RICHARD F. LEASE &
 RAPHAEL J. LEASE

TO

MANHEIM SERVICES CORPORATION D/B/A
 NEWBURGH AUTO AUCTION

SECTION 86 BLOCK 1 LOT 87.1

RECORD AND RETURN TO:
 (Name and Address)

DOW, LOHNES & ALBERTSON
 ONE RAVINIA DRIVE, SUITE 1600
 ATLANTA, GEORGIA 30346

ATTENTION: RANDALL R. SMITH, ESQ.

THERE IS NO FEE FOR THE RECORDING OF THIS PAGE

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH

RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED ☒ MORTGAGE ☐ SATISFACTION ☐ ASSIGNMENT ☐ OTHER ☐

PROPERTY LOCATION

___ 2089 BLOOMING GROVE (TN)
 ___ 2001 WASHINGTONVILLE (VLG)
 ___ 2289 CHESTER (TN)
 ___ 2201 CHESTER (VLG)
 ___ 2489 CORNWALL (TN)
 ___ 2401 CORNWALL (VLG)
 ___ 2800 CRAWFORD (TN)
 ___ 2800 DEERPARK (TN)
 ___ 3089 GOSHEN (TN)
 ___ 3001 GOSHEN (VLG)
 ___ 3003 FLORIDA (VLG)
 ___ 3005 CHESTER (VLG)
 ___ 3200 GREENVILLE (TN)
 ___ 3489 HAMPTONBURGH (TN)
 ___ 3401 MAYBROOK (VLG)
 ___ 3889 HIGHLANDS (TN)
 ___ 3601 HIGHLAND FALLS (VLG)
 ___ 3889 MINISINK (TN)
 ___ 3801 UNIONVILLE (VLG)
 ___ 4089 MONROE (TN)
 ___ 4001 MONROE (VLG)
 ___ 4003 HARRIMAN (VLG)
 ___ 4005 KIRYAS JOEL (VLG)

___ 4289 MONTGOMERY (TN)
 ___ 4201 MAYBROOK (VLG)
 ___ 4203 MONTGOMERY (VLG)
 ___ 4205 WALDEN (VLG)
 ___ 4489 MOUNT HOPE (TN)
 ___ 4401 OTISVILLE (VLG)
 ___ 4600 NEWBURGH (TN)
 ___ 4800 NEW WINDSOR (TN)
 ___ 5089 TUXEDO (TN)
 ___ 5001 TUXEDO PARK (VLG)
 ___ 5200 WALLKILL (TN)
 ___ 5489 WARWICK (TN)
 ___ 5401 FLORIDA (VLG)
 ___ 5403 GREENWOOD LAKE (VLG)
 ___ 5405 WARWICK (VLG)
 ___ 5600 WAWAYANDA (TN)
 ___ 5889 WOODBURY (TN)
 ___ 5801 HARRIMAN (VLG)

CITIES

___ 0900 MIDDLETOWN
 ___ 1100 NEWBURGH
 ___ 1300 PORT JERVIS

___ 9999 HOLD

NO. PAGES 3 CROSS REF
 CERT. COPY AFFT.

PAYMENT TYPE: CHECK ☒
 CASH ☐
 CHARGE ☐
 NO FEE ☐

CONSIDERATION \$ 547,186.20
 TAX EXEMPT ☐

MORTGAGE AMT \$
 DATE

MORTGAGE TYPE:
 ___ (A) COMMERCIAL
 ___ (B) 1 OR 2 FAMILY
 ___ (C) UNDER \$10,000.
 ___ (E) EXEMPT
 ___ (F) 3 TO 6 UNITS
 ___ (I) NAT.PERSON/CR.UNION
 ___ (J) NAT.PER-CR.UNI/ OR 2
 ___ (K) CONDO

Donna L. Benson

DONNA L. BENSON
 Orange County Clerk

RECEIVED FROM: *Chicago Title*

4831 226

LIBER 4831 PAGE 226
 ORANGE COUNTY CLERKS OFFICE 40633 DAB
 RECORDED/FILED 07/20/98 02:46:02 PM
 FEES 44.00 EDUCATION FUND 5.00
 SERIAL NUMBER: 009752
 DEED CNTL NO 58918 RE TAX 2190.00

221646

THIS INDENTURE, made the 6th day of July, 1998

BETWEEN John J. Lease, Jr., Richard F. Lease, and Raphael J. Lease, c/o John J. Lease Realtors, 313 Broadway, Newburgh, New York 12550, party of the first part, and

Manheim Services Corporation, a Delaware corporation with offices for the transaction of business at 1400 Lake Hearn Drive, Atlanta, Georgia 30319, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten and 00/100 (\$10.00) dollars, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of land, situate in the Town of Newburgh, County of Orange, and State of New York, and being more accurately described as follows:

BEGINNING at the intersection of the southerly right of way line of Interstate Route 84 and the westerly line of Fletcher Drive North; thence from said point of beginning and along the westerly line of Fletcher Drive North on the following three courses and distances: South 12 degrees 25 minutes 48 seconds West 259.50 feet; thence South 00 degrees 4 minutes 35 seconds East 148.64 feet; thence South 14 degrees 55 minutes 42 seconds East 26.55 feet to a point at the end of a stonewall marking the northeasterly corner of lands now or formerly of John Lease III and Jeffrey Lease known as Tax Map Parcel 93-1-64.43; THENCE along the northerly line of said parcel and continuing along the line of lands now or formerly of Statistical Analysis, Inc. known as Tax Map Parcel 89-1-9.1 and continuing along the line of lands of the Haggerty Mill Works known as Tax Map Parcel 89-1-69.3 following for the most part along the stone wall, North 74 degrees 25 minutes 13 seconds West 1,570.41 feet to a wall corner in the easterly line of Frank Darrigo known as Tax Map Parcel 6-1-60; THENCE along the line of said lands as marked by a stone wall, North 15 degrees 58 minutes 22 seconds East 862.40 feet to the southerly right-of-way line of Interstate Route 84; THENCE along the southerly line of said road on the remaining courses and distances passing over a highway monument on line at 400.27 feet, South 58 degrees 47 minutes 16 seconds East a total of 1,208.00 feet to a monument; THENCE South 55 degrees 53 minutes 24 seconds East 351.64 feet to the point of BEGINNING.

SUBJECT to a grant to Central Hudson Gas & Electric and New York Telephone Company recorded in the Orange County Clerk's office in Liber 1271 at page 436 and a Temporary Easement acquired by the People of the State of New York as evidenced by the Notice of Appropriation recorded in the Orange County Clerk's office in Liber 1787 at page 606.

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 incumbered in any way whatever, except as aforesaid.

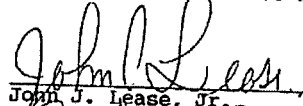

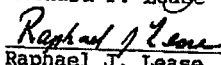
004831PG 227

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.

IN PRESENCE OF:


John J. Lease, Jr.

Richard F. Lease

Raphael J. Lease

STATE OF NEW YORK :
SS:
COUNTY OF ORANGE :

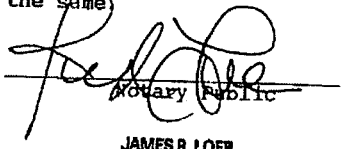
On the 6 day of July, 1998, before me personally
came John J. Lease, Jr., to me known to be the individual(s)
described in and who executed the foregoing instrument, and
acknowledged that he executed the same.


Notary Public

JAMES R. LOEB
Notary Public, State of New York
No. 7582400
Qualified in Orange County
Commission Expires September 30, 1998

STATE OF NEW YORK :
SS:
COUNTY OF ORANGE :

On the 7 day of July, 1998, before me personally
came Richard F. Lease, to me known to be the individual(s)
described in and who executed the foregoing instrument, and
acknowledged that he executed the same.


Notary Public

JAMES R. LOEB
Notary Public, State of New York
No. 7582400
Qualified in Orange County
Commission Expires September 30, 1998

STATE OF NEW YORK :
SS:
COUNTY OF ORANGE :

On the 6 day of July, 1998, before me personally
came Raphael J. Lease, to me known to be the individual(s)
described in and who executed the foregoing instrument, and
acknowledged that he executed the same.


Notary Public

JAMES R. LOEB
Notary Public, State of New York
No. 7582400
Qualified in Orange County
Commission Expires September 30, 1998

BARGAIN AND SALE

WITH COVENANT AGAINST GRANTOR'S ACTS

John J. Lease, Jr., Richard F. Lease, Raphael J. Lease
to

Manheim Services Corporation

SECTION 86
BLOCK 1
LOT 87.1
COUNTY/TOWN/CITY
Orange/Newburgh

RETURN BY MAIL TO:

4831 PG 229

Record & Return to:
John L. Allen, Esq.
Whiteman Osterman & Hanna LLP
One Commerce Plaza, Suite 1900
Albany, NY 12260

BARGAIN & SALE DEED

With Covenant against Grantor's Acts

THIS INDENTURE made the 12th day of MARCH, 2024 BETWEEN

MANHEIM REMARKETING, INC., a Delaware corporation, with an address of 6205 Peachtree Dunwoody Road, Atlanta, Georgia 30328 (hereinafter referred to as "Grantor") and

MANHEIM REMARKETING, INC., a Delaware corporation, with an address of 6205 Peachtree Dunwoody Road, Atlanta, Georgia 30328 (hereinafter referred to as "Grantee").

WITNESSETH, that the Grantor, in consideration of TEN AND 00/100 DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration paid by the Grantee, does hereby grant and release unto the Grantee, the successors and assigns of the Grantee forever,

ALL THOSE CERTAIN TRACTS, PIECES OR PARCELS OF LAND situate in the Town of Newburgh, County of Orange and State of New York, more particularly described as follows:

SEE SCHEDULE A ANNEXED HERETO AND MADE A PART HEREOF.

BEING a portion of the same premises conveyed to the Grantor herein by the following deeds, it being the intention of this deed to consolidate said parcels:

- a. Parcel I – By deed from Frank Darrigo as Trustee under the Frank Darrigo Revocable Trust, dated June 4, 2003 and recorded in the Orange County Clerk's Office on August 26, 2003 in Book 11167 Page 1796; and
- b. Parcel II-By deed from Dorothy Kasinski dated August 27, 1998 and recorded in the Orange county Clerk's Office October 28, 1998 in Book 4901 Page 302.

Section: p/o 89	Section: p/o 86
Block: 1	Block: 1
Lot: 69.11	Lot: 97

Property Address: Portion of 2000 Dealer Drive & Lakeside Road, Town of Newburgh, Orange County, New York

SUBJECT also to all enforceable covenants, conditions, easements and restrictions of record and zoning laws affecting said premises.

This conveyance is made in the ordinary course of business and with the unanimous consent of the Members of the Grantor herein.

TOGETHER with the appurtenances and all the estate and rights of the Grantor in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, the successors and assigns of the Grantee forever.

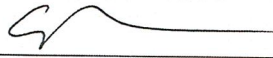
AND the Grantor covenants that it has not done or suffered anything whereby said premises have been encumbered in any way whatever, except as aforesaid.

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the Grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement 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.

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

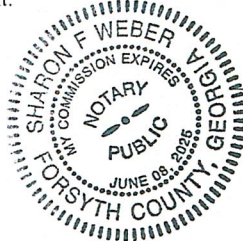
In Presence of


MANHEIM REMARKETING, INC.

By: 
Name: Scott LeTourneau
Title: President

STATE OF GEORGIA)
) ss.:
COUNTY OF FULTON)

On the 5th day of March in the year 2024 before me, the undersigned, a notary public in and for said state, personally appeared Scott LeTourneau, 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 (s)he executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Notary Public

7 December 2023
190063302

**WRITTEN DESCRIPTION
FOR
PROPOSED LOT B ALSO GRANTOR PARCEL
IN THE TOWN OF NEWBURGH
ORANGE COUNTY, NEW YORK**

All that certain piece or parcel of land situate, lying and being in the Town of Newburgh, County of Orange and State of New York and being bounded and described as follows:

BEGINNING at a point on the northerly right-of-way line of New York Route 17K at the easterly intersection with Dealer Drive and the southwesterly corner of lands now or formerly owned by Matrix Newburgh Development PA as shown on a drawing by Langan titled "Lot Line Change Matrix I-84 Distribution Center", Drawing No. CB201, dated November 27, 2023, to be filed with the Orange County Clerks Office; thence

Running westerly along the northerly right-of way line of New York Route 17K the following seven courses:

1. North 55°59'44" West, a distance of 341.58 feet to a point; thence
2. North 55°58'50" West, a distance of 161.10 feet to a point; thence
3. North 56°11'58" West, a distance of 95.05 feet to a point; thence
4. North 59°54'23" West, a distance of 251.97 feet to a point; thence
5. North 57°51'30" West, a distance of 1,056.00 feet to a point as witnessed by a concrete monument by a course of South 60°52'26" East and a distance of 5.15 feet; thence
6. North 56°18'20" West, a distance of 499.76 feet to a point; thence
7. North 42°17'30" West, a distance of 189.63 feet to a point at the southeasterly corner of lands now or formerly owned by HDL Route 17K, as witnessed by a concrete monument by a course of South 12°44'05" East and a distance of 2.31 feet; thence

Running northerly along easterly line of previously said owner the following five courses:

8. North 11°08'24" East, a distance of 110.61 feet to a point as witnessed by a 2 inch iron pipe by a course of South 84°33'54" West and a distance of 0.57 feet; thence
9. South 79°25'05" East, a distance of 44.49 feet to a point as witnessed by an iron pipe by a course of North 06°34'02" West and a distance of 0.69 feet; thence
10. North 04°15'18" West, a distance of 302.92 feet to a point; thence
11. North 13°51'22" East, a distance of 388.97 feet to a point; thence
12. North 75°01'39" West, a distance of 62.27 feet to a point on the proposed lot line as shown on a drawing by Langan, titled "Lot Line Change Matrix I-84 Distribution Center", Drawing No. CB201, dated November 27, 2023; thence

Running along the previously said proposed lot line the following five courses:

13. North 03°19'50" East, a distance of 226.93 feet to a point; thence
14. South 86°55'01" East, a distance of 748.94 feet to a point; thence
15. North 01°19'03" West, a distance of 582.63 feet to a point; thence
16. North 09°16'53" West, a distance of 800.09 feet to a point; thence

17. North 00°44'31" West, a distance of 218.84 feet to a point on the southerly right-of-way line of Interstate 84; thence

Running easterly along previously said right-of-way line the following four courses:

18. South 78°35'46" East, a distance of 235.21 feet to a concrete monument; thence
19. South 74°01'02" East, a distance of 334.83 feet to a point; thence
20. South 73°44'36" East, a distance of 334.96 feet to a point; thence
21. South 58°56'22" East, a distance of 70.09 feet to a point at the northwesterly corner of lands now or formerly owned by Manheim Remarketing, Inc.; thence

Running southerly and easterly along previously said division line the following two courses:

22. South 15°49'00" West, a distance of 862.40 feet to a point; thence
23. South 74°34'36" East, a distance of 1,504.42 feet to a point at the northwesterly corner of land now or formerly owned by Raymond Yannone III; thence
24. Running southerly along previously said division line and lands now or formerly owned by Israel and Eugene Rodriguez, Matilde Reyes, Jose R. and Eserenza Herrera, Sunnyside Development LLC, Matrix Newburgh Development PA, and along a portion of a stone wall, a course of South 15°19'54" West, a distance of 2,607.37 feet to the POINT or PLACE of BEGINNING.

Encompassing an area of 5,924,298 square feet or 136.00316 acres more or less.

**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 <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantor) Manheim Remarketing, Inc.	Social Security number (SSN)
	Mailing address c/o Cox Enterprises Real Estate, 6205 Peachtree Dunwoody Road	SSN
	City Atlanta State GA ZIP code 30328	Employer Identification Number (EIN) 58-1620001
	Single member's name if grantor is a single member LLC (see instructions)	
	Single member EIN or SSN	
Grantee/Transferee <input type="checkbox"/> Individual <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Estate/Trust <input type="checkbox"/> Single member LLC <input type="checkbox"/> Multi-member LLC <input type="checkbox"/> Other	Name (if individual, last, first, middle initial) (<input type="checkbox"/> mark an X if more than one grantee) Manheim Remarketing, Inc.	SSN
	Mailing address c/o Cox Enterprises Real Estate, 6205 Peachtree Dunwoody Road	SSN
	City Atlanta State GA ZIP code 30328	EIN 58-1620001
	Single member's name if grantee is a single member LLC (see instructions)	
	Single member EIN or SSN	

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
86-1-97 & 89-1-69.11	334600	p/o 2000 Dealer Dr. & Lakeside Road	Newburgh	Orange

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>3</td><td>12</td><td>2024</td></tr><tr><td>month</td><td>day</td><td>year</td></tr></table>	3	12	2024	month	day	year	Percentage of real property conveyed which is residential real property _____ % (see instructions)
3	12		2024						
month	day		year						
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 type="checkbox"/> Vacant land	9 <input type="checkbox"/> Other _____								
5 <input checked="" 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) <input type="checkbox"/> Exemption claimed	1.		0 00
2	Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)	2.		
3	Taxable consideration (subtract line 2 from line 1)	3.		
4	Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3	4.		
5	Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)	5.		
6	Total tax due* (subtract line 5 from line 4)	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)	1.		
2	Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...	2.		
3	Total additional transfer tax due* (multiply line 2 by 1% (.01))	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	President _____ Title	 _____ Grantee signature	Authorized Signatory _____ 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	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

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

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

p/o 2000

Dealer Dr. & Lakeside Rd

* STREET NUMBER

* STREET NAME

Newburgh

* CITY OR TOWN

VILLAGE

12550

* ZIP CODE

2. Buyer Name

Manheim Remarketing, Inc.

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax

Billing

Address

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

LAST NAME/COMPANY

FIRST NAME

STREET NUMBER AND NAME

CITY OR TOWN

STATE

ZIP CODE

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

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

☐5. Deed
Property
Size

* FRONT FEET

X

* DEPTH

OR

136.00

* ACRES

4B. Subdivision Approval was Required for Transfer

☒

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Manheim Remarketing, Inc.

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

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

F. Commercial

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

03/12/2024

*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.

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:

14. Indicate the value of personal
property included in the sale

0.00

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

16. Year of Assessment Roll from which information taken(YY) 23

*17. Total Assessed Value

12,474,500

*18. Property Class 455

*19. School District Name

Valley Central

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

p/o 89-1-69.11

p/o 86-1-97

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful
false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

3/12/2024
DATE

BUYER SIGNATURE

3/12/2024
DATE

BUYER CONTACT INFORMATION

(Enter information for the buyer. Note: If buyer is LLC, society, association, corporation, joint stock company, estate or
entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible
party who can answer questions regarding the transfer must be entered. Type or print clearly.)

MANHEIM REMARKETING, INC

* LAST NAME

FIRST NAME

* AREA CODE

* TELEPHONE NUMBER (Ex. 9999999)

6205

Peachtree-Dunwoody Road

* STREET NUMBER

* STREET NAME

Atlanta

* CITY OR TOWN

GA

* STATE

30328

* ZIP CODE

BUYER'S ATTORNEY

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER (Ex. 9999999)

James R. Loeb
Richard J. Drake, *retired*
Glen L. Heller*
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Alana R. Bartley**
Aaron C. Fitch

Sarah N. Wilson
Michael J. Barfield **
Adam M. Tack
Ivan M. Bonet

Jennifer L. Schneider
Managing Attorney

*L.L.M. in Taxation

**Member NY & NJ Bar

March 5, 2025

BY EMAIL ONLY

Darrin J. Scalzo, Chairman
Zoning Board of Appeals
Town of Newburgh Town Hall
1496 Route 300
Newburgh, New York 12550

Re: Manheim Auto Storage Expansion // ZBA referral
Planning Board Project No. 2025-07

Dear Chairman Scalzo and Zoning Board Members:

At the Planning Board's February 20, 2025 meeting, the Planning Board resolved to refer this application to the Zoning Board of Appeals for its consideration of the area variance required for the project. The property is located at 2000 Dealer Drive and is identified on the tax map as section 89, block 1, lot 83.

The project proposes an expansion of the existing motor vehicle storage area to service the existing Manheim Auto Auction Facility. The project site is located in the IB Zoning District.

The Town of Newburgh Zoning Law § 185-15(D)(9) requires landscaping within parking areas. The proposal to expand the vehicle storage area does not include any interior landscaping, and thus a variance from this code provision will be required.

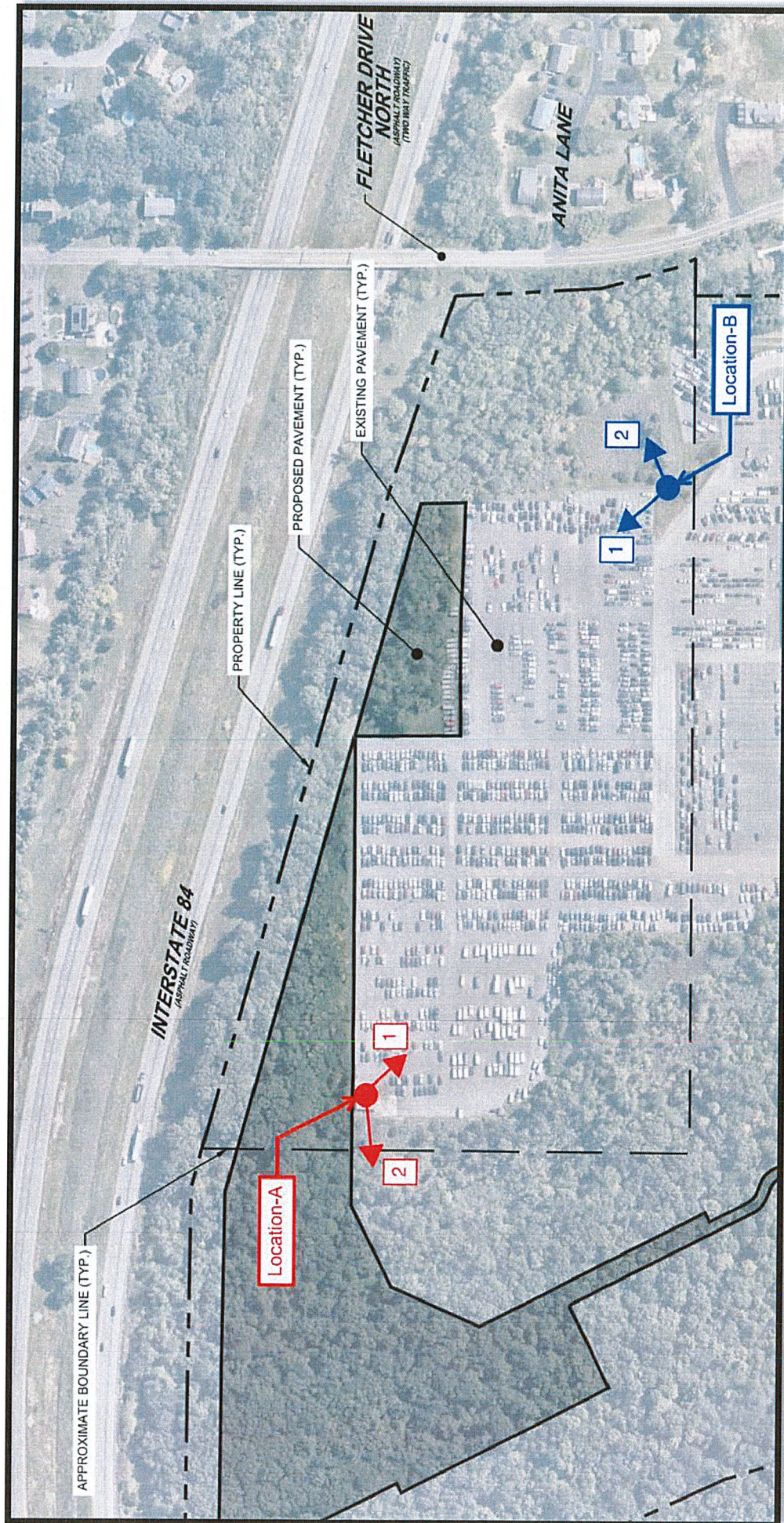
The Planning Board has not declared its intent to serve as lead agency so that the Zoning Board of Appeals may consider and process this application without the need to wait for the Planning Board to conclude its SEQRA review.

Very Truly Yours,



Dominic Cordisco

Site Orientation Map



Location-A, View-1



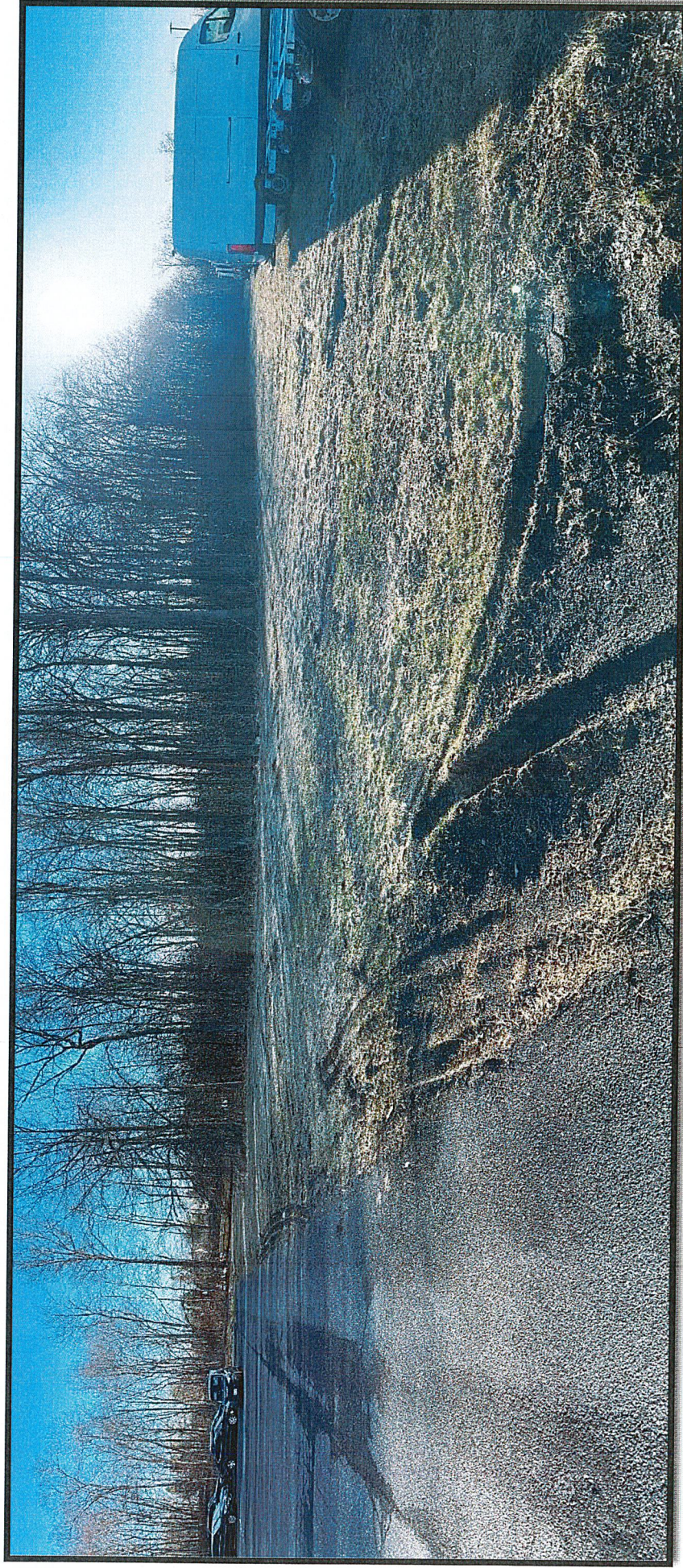
Location-A, View-2



Location-B, View-1



Location-B, View-2



AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY

STATE OF NEW YORK: COUNTY OF WESTCHESTER:

I Thomas Zhao, being duly sworn, depose and say that I did on or before

April 10, 2025, post and will thereafter maintain at

2000 Dealer Dr 89-1-83 1B Zone in the Town of Newburgh, New York, at or near the front

property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

Sworn to before me this 21st

day of March, 2025.

Charene Foin Moy

