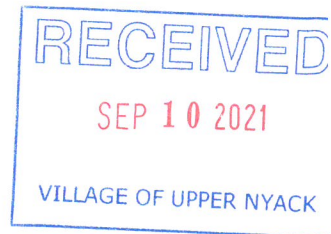


VILLAGE OF UPPER NYACK
328 NORTH BROADWAY
UPPER NYACK, NY 10960
INCORPORATED 1872

Tel. 845-358-0084 FAX. 845-358-0741
www.uppernyack-ny.us



SPECIAL PERMIT APPLICATION

TO KEEP, HARBOR, OR BREED CERTAIN ANIMALS

Application is hereby made for a Special Permit in conformance with Ordinance §5.13. of the Code of General Ordinances of the Village of Upper Nyack, requiring a Special Permit from the Zoning Board of Appeals to keep, harbor, or breed certain animals.

Submit the following:

- 1 copies of this application
- 1 copy of deed
- 1 copy of survey in current homeowners' name
- 1 copy of tax map showing the property in question and the adjoining properties.
- Narrative describing what conditions the Zoning Board is to review, including maximum number of animals under consideration.
- Documentation, drawings, photographs, sketches or other visual aids showing how and where the animals are to be housed
- Payment of associated fee at time of submission. Checks should be made payable to *Village of Upper Nyack*.

Date of Application: 09/08/2021

Owner(s) Maria Belen Soraire Barrionuevo

Address: 115 Larchdale Avenue Upper Nyack, NY 10960

Phone # 845-326-2129 / 845-406-5126

Email Address: msoraire89@gmail.com / altneuc@gmail.com

In issuing such special Permit, the Zoning Board of Appeals shall make findings in regard to enclosures, fencing, screening, housing, stables, or barns and buildings as provided in the Village of Upper Nyack Zoning Ordinance of 1961, as are necessary.

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

THIS INDENTURE, made the 21st day of JANUARY, 2021

BETWEEN

GABRIELLA E. ZLOCKI

residing at: 115 LARCHDALE AVENUE, NYACK, NY 10960

party of the first part, and

MARIA BELEN SORAIRE

residing at: 110 DEMAREST ROAD, WEST NYACK, NY 10994

party of the second part,

WITNESSETH, that the party of the first part, in consideration of the sum of TEN DOLLARS and 00/100 (\$10.00) paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, more particularly described in Schedule "A" attached hereto.

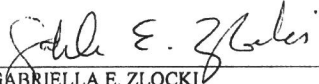
SEE SCHEDULE "A" ANNEXED HERETO

BEING AND INTENDED TO BE the same premises conveyed to Gabriella E. Zlocki by deed dated June 12, 2020 and recorded July 1, 2020 in the Rockland County Clerk's Office in Instrument No. 2020-17981.1

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

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


GABRIELLA E. ZLOCKI

NEW YORK ALTA 6-17-06 OWNER'S POLICY

SCHEDULE A

Policy No.: OP-22-NY1028-10675215

Title No.: DLS5735-20

ALL that certain plot, piece or parcel of land situate, lying and being in the Village of Upper Nyack, Town of Clarkstown, County of Rockland and State of New York, being Lot #1 on a certain map entitled "SUSAN DIPACI, SUBDIVISION PLAT" filed in the Rockland County Clerk's Office as Map #7816 Book #125 Page #55 on 12/20/2005, more particularly bounded and described as follows:

BEGINNING at a point on the Southerly line of Larchdale Avenue, said point being the Northwesterly corner of tax lot 60.05-2-5.2 and the Northeasterly corner of the tax lot herein described;

RUNNING THENCE along the Westerly line of tax lot 60.05-2-5.2 South $12^{\circ} 34' 34''$ East a distance of 186.02 feet to the Northerly line of tax lot 60.05-2-12.5;

THENCE along the Northerly line of tax lots 60.05-2-12.5 and 60.05-2-13 South $78^{\circ} 52' 38''$ West a distance of 385.43 feet to the Northwesterly corner of tax lot 60.05-2-13;

THENCE along the Easterly line of Midland Avenue North $6^{\circ} 07' 23''$ East a distance of 172.41 feet to a point on a curve being the intersection of the Westerly line of Midland Avenue and the Southerly line of Larchdale Avenue;

THENCE along said curve concave to the Southeast with a radius of 25.00' a distance of 32.17' to the Southerly line of Larchdale Avenue;

THENCE along the Southerly line of Larchdale Avenue the following courses and distances:

1. North $79^{\circ} 50' 40''$ East a distance of 44.57 feet;
2. North $77^{\circ} 53' 40''$ East a distance of 260.78 feet to the point and place of **BEGINNING**.

Note: Valid only if attached to New York ALTA 6-17-06 Owner's Policy of Westcor Land Title Insurance Company.

OP-22-SCHA / NY ALTA 6-17-06 Owner's Policy Schedule A

(WLTIC Edition 12/9/08)

STATE OF NEW YORK)
) SS.:
COUNTY OF ROCKLAND)

On this 28th day of JANUARY, 2021, before me, the undersigned, a notary public in and for said state, personally appeared GABRIELLA E. ZLOCKI personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his/her/their capacity and that by his/her/their signature(s) on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


NOTARY PUBLIC

ANDREW L. COHEN
Notary Public, State of New York
No. 02CO4863971
Qualified in Rockland County
Commission Expires June 9, 2022

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS

SECTION: 60.05

BLOCK: 2

LOT: 5.1

COUNTY OR TOWN: ROCKLAND

STREET ADDRESS:
115 LARCHDALE AVENUE
NYACK, NY 10960

ZLOCKI

TO

SORAIRE

RETURN BY MAIL TO: MARK LICKER, ESQ.
KAHN & LICKER, LLP
369 SOUTH MAIN STREET
NEW CITY, NY 10956

Donna G. Silberman, County Clerk
1 South Main St., Ste. 100
New City, NY 10956
(845) 638-5070

Rockland County Clerk Recording Cover Sheet

Received From :
DIVERSIFIED LAND SERVICES LTD
369 SOUTH MAIN STREET
NEW CITY, NY 10956

Return To :
DIVERSIFIED LAND SERVICES LTD
369 SOUTH MAIN STREET
NEW CITY, NY 10956

Method Returned : ERECORDING

First GRANTOR

ZLOCKI, GABRIELLA E

First GRANTEE

SORAIRE, MARIA B

Index Type : Land Records

Instr Number : 2021-00005764

Book : Page :

Type of Instrument : Deed

Type of Transaction : Deed

Recording Fee: \$201.00

Recording Pages : 5

The Property affected by this instrument is situated in Clarksdown, in the County of Rockland, New York

Real Estate Transfer Tax

RETT #: 4179

Deed Amount : \$550,000.00

RETT Amount : \$2,200.00

Total Fees : \$2,401.00

Slate of New York

County of Rockland

I hereby certify that the within and foregoing was recorded in the Clerk's office for Rockland County, New York

On (Recorded Date) : 02/10/2021

At (Recorded Time) : 9:17.00 AM

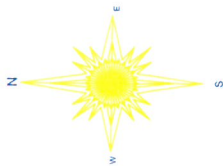
Donna G. Silberman
Donna G. Silberman
County Clerk



This sheet constitutes the Clerks endorsement required by Section 319 of Real Property Law of the State of New York

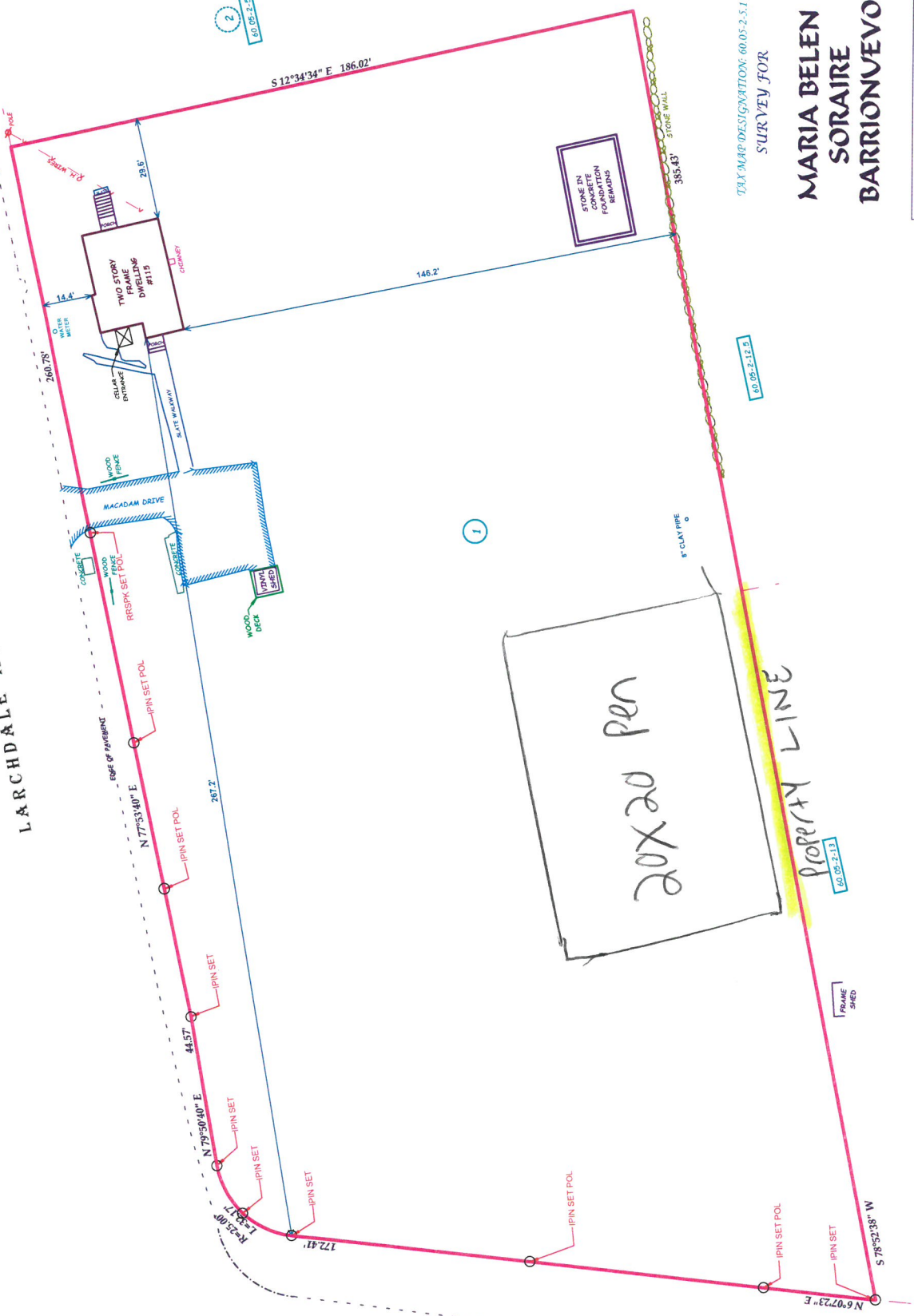
Entered By: NYROCKLANDUSER13 Printed On: 02/10/2021

At: 9:19:26AM



LARCHDALE AVENUE

MIDLAND AVENUE



60.05-2-5.3

60.05-2-12.5

60.05-2-13

TAX MAP DESIGNATION: 60.05-2-5.1
SURVEY FOR

**MARIA BELEN
SORAIRE
BARRIONVEVO**



LOT AREA: 64,972.61 SQUARE FEET
BEING LOT 1 ON A CERTAIN MAP ENTITLED
"SUSAN DISPACT VILLAGE OF UPPER NYACK TOWN OF
CLARKSTOWN ROCKLAND COUNTY, NEW YORK
SUBDIVISION PLAN"
FILED IN THE ROCKLAND COUNTY CLERK'S OFFICE
AS MAP #7816 BOOK #125 PAGE #99 ON 12/20/05.

TOWN OF CLARKSTOWN, ROCKLAND COUNTY
UPPER NYACK, NEW YORK
MARCH 19, 2021 SCALE: 1" = 20'
ANTHONY R. CELENTANO P.L.S.
31 ROSMAN ROAD
THIELLS, N.Y. 10984
845 429 5290 FAX 429 5974

Anthony R. Celentano LIC#50633

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NOT TESTED AND NOT SHOWN.

be disappointed with our inventory. Our wood split-rail fencing delivers the protection farmers and ranchers need while offering enduring beauty with a design that is easy to install.



VIDEO CORRECTION!

THE 9 FOOT RAILS ARE NO