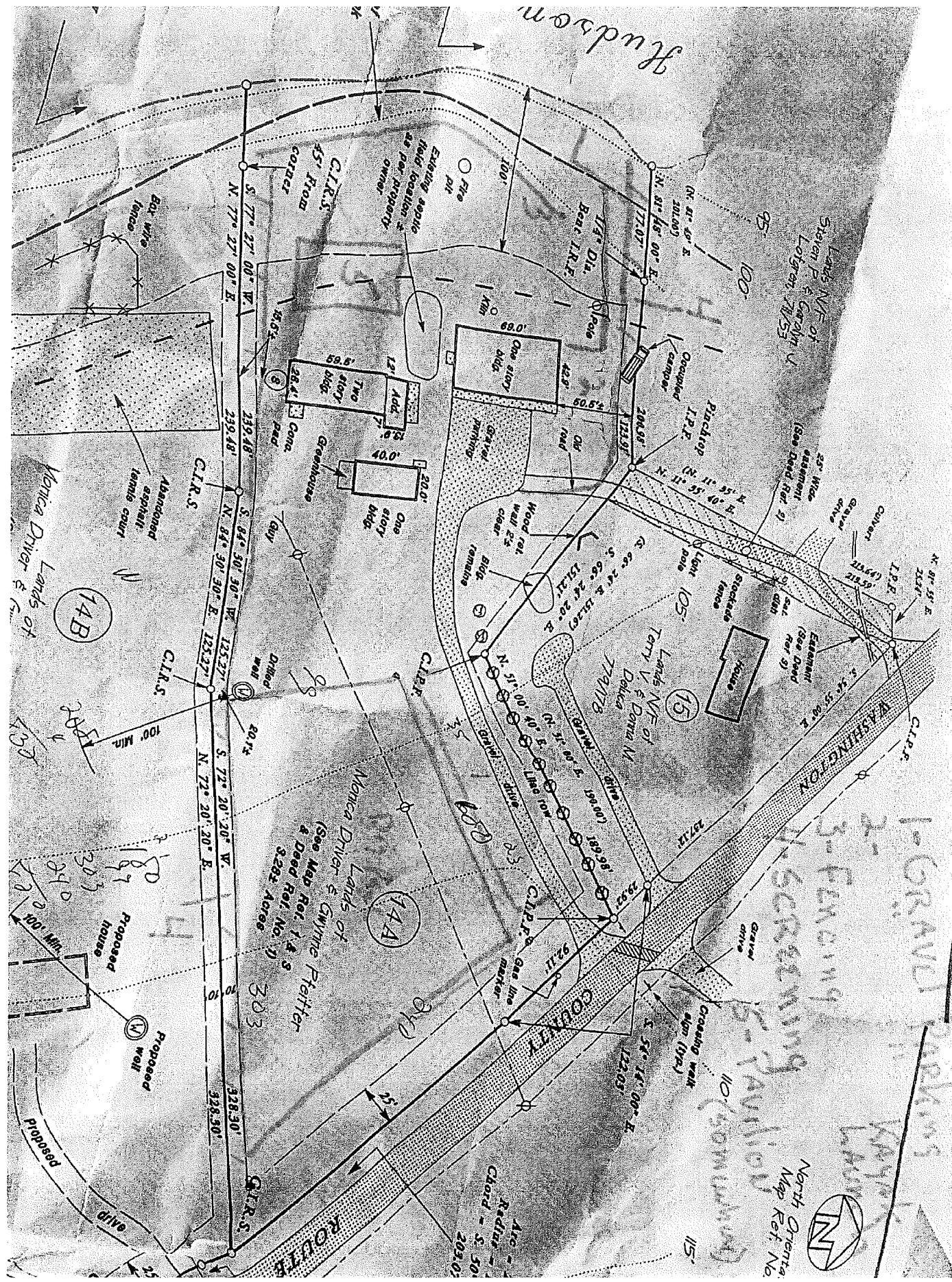


Betty Little Grounds Grant
B4L



STATE AND MUNICIPAL FACILITIES CAPITAL PROGRAM
(SAM)
PROJECT INFORMATION SHEET

SECTION 1: GENERAL INFORMATION

A. Project Name: Improvements to Hudson Crossing Park #8973

Project Location: 5149 County Route 113 Greenwich NY 12834

B. Organization / Grantee:
Legally Incorporated Name: Town of Greenwich

Street (not P.O. Box): 2 Academy Street

City: Zip: County: Greenwich NY 12834 Washington

Phone: Ext: Fax: 518 855-4053 E-mail:

Contact Name & Title: Sara Idelman, Town Supervisor

Federal Taxpayer I.D./Charity Reg.# (Non-profits Only):

1. Type of Organization:

- | | |
|---|--|
| <input type="checkbox"/> Business Corporation | <input type="checkbox"/> Public Housing Authority |
| <input type="checkbox"/> State | <input type="checkbox"/> Public Library or Library System |
| <input checked="" type="checkbox"/> Municipal Corporation | <input type="checkbox"/> Fire District / Commission / Department / Volunteer Rescue & Ambulance Squad |
| <input type="checkbox"/> Water District | <input type="checkbox"/> Public Park Conservancy or Not-for-Profit Investment in Parks |
| <input type="checkbox"/> University / Educational Organization (SUNY, Community College, Private) | <input type="checkbox"/> Special Act School Districts |
| <input type="checkbox"/> Sewer District | <input type="checkbox"/> School for the Blind and Deaf and Other Students with Disabilities (4201 Schools) |
| <input type="checkbox"/> Metropolitan Transportation Authority | <input type="checkbox"/> Private School for Students with Disabilities (853 Schools) |
| <input type="checkbox"/> Public School District | <input type="checkbox"/> Other |

2. a) Is the organization currently seeking or receiving any other New York State assistance for this project? ☒ No ☐ Yes
- b) Is the SAM Grant a match to receiving the Other New York State Assistance? ☒ No ☐ Yes

If either a or b is Yes, please provide a detailed explanation on an attached separate sheet.

SECTION 2: PROJECT DESCRIPTION

Project Description and Amount

1. Please attach a separate sheet with a detailed description of the specific capital project that will be undertaken and funded pursuant to this Grant.

2. Project Start Date: Spring 2018 - Anticipated Date of Project Completion: Fall 2018

3. Please list the anticipated amount of funding to be received from the SAM Program for this project.

\$ 100,000.00

4. Will any entity other than the Grantee set forth in Section 1, above, be paying any project related costs? ☒ No ☐ Yes

If Yes, please attach a separate sheet setting forth the costs to be paid by another entity, as well as a description of the relationship between the Grantee and the other entity.

5. Does the Applicant own the site where the project will be located? ☐ No ☒ Yes

If No, please attach a separate sheet describing the control the Applicant has over the Project site.

If Yes, please provide the signed Real Property Certification included.

6. Does the applicant plan to occupy 100% of the project facility? ☐ No ☒ Yes

If No, attach a schedule explaining the planned occupancy.

7. If an organization other than the Grantee will have an interest in the equipment or real property purchased with Grant funds, please attach a separate sheet describing the legal relationship between the Grantee and the organization.

8. Does the project require environmental or other regulatory permits? If Yes, please specify type: ☐ No ☐ Yes

Have they been secured? ☐ No ☐ Yes ☐ NA

If No, please specify why:

9. Has any State or local government agency reviewed the project under the State Environmental Quality Review Act (SEQRA)?

☐ No ☒ Yes ☐ NA

If Yes, please set forth the lead agency for the review and provide a copy of the negative declaration, findings statement, or Type II memo issued by the lead agency.

SECTION 3: ELIGIBILITY FOR TAX-EXEMPT FINANCING

1. Has the applicant previously received financing from the sale of tax-exempt bonds for this project? ☒ No ☐ Yes

If Yes, attach a schedule describing the details of such financing.

2. Does the applicant anticipate applying for financing for this project from the sale of other bonds? ☒ No ☐ Yes

3. Have any funds been expended or obligations incurred to date on that portion of the project for which this application is made?

☒ No ☐ Yes

If Yes, attach a schedule showing details of such disbursements (date, purpose, payee, etc.).

4. Will the Grantee be utilizing internal labor for any portion of the project? ☒ No ☐ Yes

If Yes, attach a narrative summarizing the usage and dollar value of internal labor on the project. Internal labor costs will not be reimbursed from SAM Grant proceeds.

SECTION 4: PROJECT BUDGET

See Attached

Complete the following Project Budget detailing the proposed sources and uses of funds (attach additional sheets if necessary) that will be utilized to complete the Project. State the source of the funding, and any contingencies that need to be satisfied prior to accessing the funds.

Please include evidence of committed funding sources to be used to complete the project as described. This may include a copy of letter(s) of credit, award letters, a resolution from the governing board of the Grantee committing to provide the balance of the funds, or a combination of the above.

<u>USE OF FUNDS</u>	<u>SOURCES</u>						<u>TOTAL</u>
	State		In-Kind /Equity /Sponsor		Other sources (Please specify each source and include commitment letter or other evidence that funds have been secured)		
Tasks	Entity Name	Amount	Source Name	Amount	Entity Name	Amount	
Total:							

I hereby certify that the information in this Project Information Sheet is true and correct in all material respects, and I understand that the Dormitory Authority of State of New York and other entities that may be involved in the grant process are relying on this information in the course of the reviews that are required under Federal and State law.

Sara Idelman
Signature of Authorized Officer

9-5-2017
Date

Sara Idelman
Print Name

Town Supervisor
Title



55 Catherine Street
Saratoga Springs, NY 12866
518.727.5030
bills@cardinaldirection.net

**Hudson Crossing Expansion
Conceptual Cost Estimate 100k
Issued 10/20/2017**

Item	Description	Quantity	Units	Unit Price	Total
TOWN PROVIDE INKIND SERVICES					
General Clearing and Grubbing	Remove existing scrub and small trees	0.33	ACRE	\$30,000	\$9,900
Large Tree Removal	Estimated 6 large trees to remov	6.00	EACH	\$1,000	\$6,000
Excavation and Removals	Remove existing soils and debris to prepare site for installation	800	CY	\$25	\$20,000
Subbase For Drive Extension and Parking	12" compacted crushed stone	600	CY	\$15	\$9,000
Asphalt HC Parking and Loading	4" Asphalt parking and Loading	120	TONS	\$75	\$9,000
Filter Fabric/ Separation Fabric	Woven Geo-textile	16000	SF	\$0.12	\$1,920
SUBTOTAL OF TOWN PROVIDED SERVICES					
CONTRACTOR PROVIDED ITEMS					
Sidewalk Subbase	6" compacted crusher run	130	CY	\$15	\$1,950
Filter Fabric/ Separation Fabric	Woven Geo-textile	5000	SF	\$0.12	\$600
Stone Dust Event Space with Fire Pit	4" Stonedust/ Pea gravel sitting area with fire pit	1500	SF	\$15	\$22,500
Concrete Walks	4" Concrete walk w/ 6"x6" WWM	3500	SF	\$8	\$28,000
Overlook Deck	River view deck w/ composite decking and rail, concrete footers, PT structure	500	SF	\$75	\$37,500
Stairs to River Landing	Timber Stairs	120	LF	\$75	\$9,000
SUBTOTAL OF CONTRACTOR PROVIDED SERVICES					
Miscellaneous products	mulch, topsoil, silt fence, saw cuts, stormwater protection, etc...	8% of subtotal			\$7,964
Contingency		10%			\$10,751
Estimated Project Total - Includes all materials and labor					\$118,265

Project #8973
Improvements to Hudson Crossing Park
Town of Greenwich

The Town of Greenwich has purchased 3+ acres of land on the banks of the Hudson River at 5149 County Route 113 in the Town of Greenwich. The intention of the Town is to restore the buildings for use as a center for environmental, recreational, educational and cultural activities. Working collaboratively with Hudson Crossing Park, the town will own the land and buildings while Hudson Crossing Park operates the center.

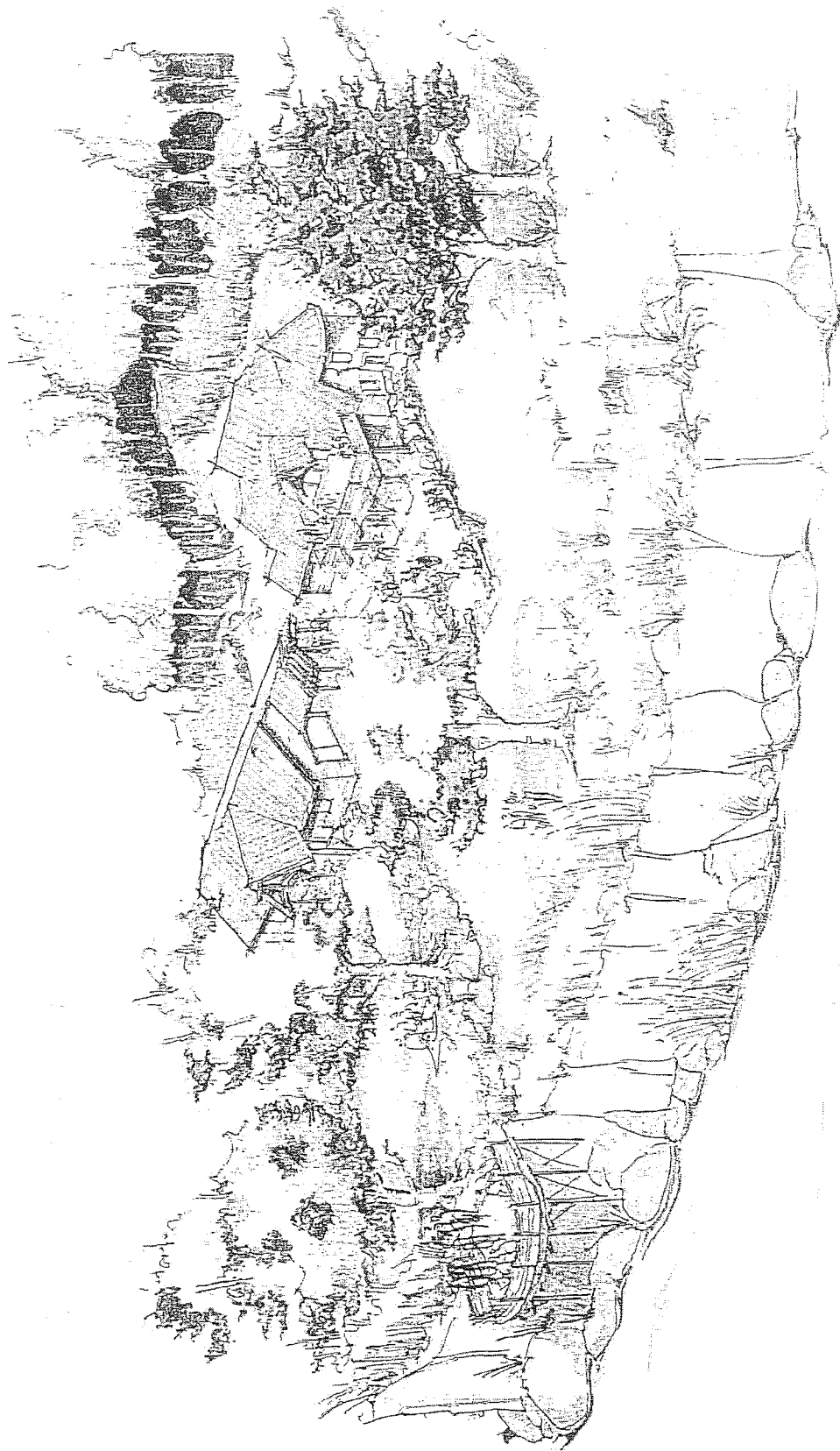
Because the property is located on a bluff with no access to the river, we need to create an overlook at the river's edge. The structure will measure 200'x6'; be constructed with metal supports, cedar planking and iron fencing.

A parking lot will be constructed near the road and on a slight rise above the buildings. Materials, supplies and the construction are included in the proposed budget. To further enhance the buildings, outside paved spaces will be built.

Within the contract agreement, the Town agreed to construct a natural buffer between the Town's property and the neighbor. Trees and shrubs of various sizes and shapes will be required to complete the buffer.

Finally, we will need to provide signage in several locations directing travelers to the site as well signage on the site. Design, production and installation of signs is included in the proposed budget.

I have included an artist's rendering of the Town's plans to upgrade and improve the site.



FOR COUNTY USE ONLY

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

114002

C1. SWIS Code

533.48.9

C2. Date Deed Recorded

7/12/17

C3. Book

38.14

C4. Page

9

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

Doc #: 00006676

1. Property
Location

5111 5149

County Route 113

* STREET NUMBER

* STREET NAME

Greenwich

12834

* CITY OR TOWN

VILLAGE

* ZIP CODE

2. Buyer
Name

TOWN of Greenwich

* LAST NAME/COMPANY

FIRST NAME

LAST NAME/COMPANY

FIRST NAME

3. Tax
Billing
AddressIndicate 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

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

* DEPTH

OR 3.28

* ACRES

4B. Subdivision Approval was Required for Transfer

☒

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

Driver

Monica

* LAST NAME/COMPANY

FIRST NAME

Pfeiffer

Gwynne

LAST NAME/COMPANY

FIRST NAME

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

C. Residential Vacant Land

Check the boxes below as they apply:

8. Ownership Type is Condominium

☐

9. New Construction on a Vacant Land

☐

10A. Property Located within an Agricultural District

☐10B. Buyer received a disclosure notice indicating that the property is in an
Agricultural District☐

SALE INFORMATION

11. Sale Contract Date

04/06/2017

* 12. Date of Sale/Transfer

07/12/2017

*13. Full Sale Price

149,500.00

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 Date☐ 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

Received

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

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

*17. Total Assessed Value

131,000

145,000

*18. Property Class

312

*19. School District Name

Schuylerville

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

219. -1-19.14 (position 05)

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 subjects me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE

Mona Pfeiffer

SELLER SIGNATURE

DATE

7/12/17

BUYER SIGNATURE

Sara Saleman

BUYER SIGNATURE

DATE

7/12/17

BUYER CONTACT INFORMATION

Town of

Greenwich

* LAST NAME

FIRST NAME

(518)

692-7611

* AREA CODE

* TELEPHONE NUMBER (Ex. 999-XXXX)

2

Academy Street

* STREET NUMBER

* STREET NAME

Greenwich

NY

12834

* CITY OR TOWN

* STATE

* ZIP CODE

BUYER'S ATTORNEY

Wrigley

Alan

LAST NAME

FIRST NAME

AREA CODE

TELEPHONE NUMBER (Ex. 999-XXXX)

Washington County
Stephanie Lemery County Clerk
383 Broadway Building A
Fort Edward, New York 12828

Doc#: 00114002
Bk: 3814 Pg: 9



60 2017 00114002

Volm-3814 Pg-9

Instrument Number: 2017- 00114002

As

Recorded On: July 12, 2017

Deed Exempt

Parties: DRIVER MONICA

To

TOWN OF GREENWICH

Recorded By: DILL ABSTRACT

Num Of Pages: 5

Comment:

**** Examined and Charged as Follows: ****

Deed Exempt	0.00	RP5217 Commercial No Fee	0.00	TP 584 No Fee	0.00
Recording Charge:	0.00				
		Consideration			
	Amount	Amount	RS#/CS#		
Tax-Transfer	0.00	0.00	RS 2230	Basic	0.00
GREENWICH				Local	0.00 Special/Additional
				Additional	0.00 Transfer
Tax Charge:	0.00				0.00

Received
County Clerks Office
Jul 12, 2017 12:59P
Washington County
Stephanie Lemery

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Clerk's Office For: Washington County, NY

File Information:

Document Number: 2017- 00114002
Receipt Number: 394832
Recorded Date/Time: July 12, 2017 12:59:33P
Book-Vol/Pg: Bk-R VI-3814 Pg-9
Cashier / Station: M Paciocco / Cashier Station 1

Record and Return To:

KELLY AND SELLAR RYAN PLLC
18 GRAY AVENUE
GREENWICH NY 12834



Stephanie C. Lemery

Stephanie C. Lemery
Washington County Clerk

17-6885 WS

Doc#: 00114002
Bk: 3814 Pg: 10

WARRANTY DEED

THIS INDENTURE Made the 15th day of July, Two Thousand and Seventeen.

BETWEEN *MONICA DRIVER*, residing at 9271 S 225 E, Flat Rock, IN 47234
and *GWYNNE PFEIFFER*, residing at 128 Stone Meadow, South Salem, New York 10590; as
tenants in common;

Grantors, and

THE TOWN OF GREENWICH, with a business address of 2 Academy Street,
Greenwich, New York 12834;

Grantee,

WITNESSETH that the Grantors, in consideration of -----ONE-----DOLLAR
(\$1.00) lawful money of the United States, and other good and valuable consideration paid by
the Grantee, hereby grants and releases unto the Grantee their heirs and assigns forever,

SEE SCHEDULE "A" ATTACHED

BEING a portion of the premises conveyed from The Adirondack School of
Northeastern New York to Monica Driver and Gwynne Pfeiffer, by deed dated September 11,
2013 and recorded in the Washington County Clerk's Office on October 2, 2013 in Liber 3327 of
Deeds at page 294.

SUBJECT to any and all, enforceable conditions, restrictions, covenants and
easements of record, if any, and subject to any state of facts an accurate survey and inspection of
the premises may show.

ALSO SUBJECT TO restrictive covenants as follows:

1. The premises will be used for environmental, educational, recreational,
historical and cultural purposes; and
2. The property will be screened with bushes and trees to minimize noise and
disturbances to adjoining property owned by Sellers. Said bushes and trees
utilized for this requirement will be off of the approved list attached hereto as
Schedule B. Said trees and shrubs should be native plants, hardy and deer
resistant. Trees and shrubs should be planted in various groups to look
somewhat natural and not just planted in a straight line of the same tree or
shrub.

TOGETHER with the appurtenances and all the estate and rights of the Grantors
in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, his
heirs and assigns, forever.

AND the Grantors covenant as follows:

First, That the Grantee shall quietly enjoy the said premises;

Second, That Grantors will forever WARRANT the title to said premises;

Third, That, in Compliance with Section 13 of the Lien Law, the Grantors 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 Grantors have hereunto set their hand and seal the day and year first above written.

IN PRESENCE OF

Monica Driver
Monica Driver

ERIN SEAR RYAN AS POA for
Gwynne Pfeiffer Gwynne Pfeiffer

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

On this 5th day of July in the year 2017 before me, the undersigned, personally appeared Monica Driver 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

STATE OF New York)
COUNTY OF Washington) ss.:

Katherine M Lewis
Notary Public KATHERINE M LEWIS
Notary Public, State of New York
No. 01LE6006733
Qualified in Washington County
Commission Expires May 04, 2018

On this 7th day of July in the year 2017 before me, the undersigned, personally appeared Gwynne Pfeiffer 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 she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Katherine M Lewis
Notary Public

R & R
D. Alan Wipley, Esq.

KATHERINE M LEWIS
Notary Public, State of New York
No. 01LE6006733
Qualified in Washington County
Commission Expires May 04, 2018

ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND with the buildings and improvements located thereon, situate, lying and being on the southwesterly side of Washington County Route No. 113 in the Town of Greenwich, County of Washington and State of New York. Being further known and identified as Lot 14 A on a map entitled "SUBDIVISION PLAT, BEING A FURTHER SUBDIVISION OF LOT 14 OF THE GRANDE-DIX SUBDIVISION OF 1996", dated October 11, 2016 and being lastly revised on December 1, 2016, as prepared by James M. Vianna, P.L.S. and recorded in the office of the Washington County Clerk on February 14, 2017 as Map No. 12938. Said Lot 14 A containing 3.28 plus or minus acres of real property.

TOGETHER with a 25 feet wide right of way for ingress and egress, in common with others, along the westerly bounds of Lot 15 as shown on the above filed Subdivision Plat and as conveyed by Dominick J. Nardelli to Leonard and Katherine Purdy by deed dated January 8, 1962 and recorded in the office of the Washington County Clerk in Liber 382 of Deeds at Page 1,195.

TOGETHER with a small triangular shaped right of way for ingress and egress, in common with others, located at the northwesterly corner of Lot 15 as shown on the above filed Subdivision Plat and as described in an Easement Agreement between James J. Grande and Timothy A. Grande to Eleanor A. Coffinger, dated and recorded in the office of the Washington County Clerk on August 14, 1991 in Liber 651 of Deeds at Page 115.

SUBJECT to all enforceable covenants, easements, restrictions and conditions of record if any.

TOGETHER with any right, title or interest the grantor has in and to the lands situated between the centerline of Washington County Route No. 113 and the northeasterly bounds of the above described premises.

Schedule "A"

TREES: DECIDUOUS

Oak: Northern Red — *Quercus borealis*(*rubra*)

Doc#: 00114002
Bk: 3814 Pg: 13

Bur — *Quercus macrocarpa* -Z3

Maple: *Acer rubrum*

Tulip — *Liriodendron* -Z4

Yellowwood — *Cladrestris lutea* (*C. kentukea*) -Z3

Serviceberry — *Amelanchier Canadensis* -Z3

TREES: EVERGREEN

Eastern Red Cedar — *Juniper virginiana* -Z3

White spruce — *Picea canadensis* -Z2

Eastern white pine — *Pinus strobus*

Holly — *Ilex opaca* -Z5 (hardy?)

SHRUBS:

Ilex pedunculosa- Longstalk holly -Z5 (hardy?)

Aesculus parviflora- Bottlebush Buckeye -Z4

ILEX verticillata- winterberry holly

Kolkwitzia — Beautybush -Z4

Salix discolor -Pussy Willow-Z4

Viburnum cassinoides — Witherod - Z3

V. acerifolium- Mapleleaf- Z4

V. trilobum — American Cranberry -Z4

V. setigerum — Tea -Z5 (hardy?)

Hamamelis virginiana — Witchhazel - Z3

Schedule "B"