

VILLAGE OF MONROE; JUSTICE COURT
COUNTY OF ORANGE; STATE OF NEW YORK

-----X
THE PEOPLE OF THE STATE OF NEW YORK,

Plaintiff, SUMMONS/APPEARANCE TICKET
vs.

JOSEPH INDIG

Defendant(s).
-----X

To the Above Named Defendant(s):

AN ACCUSATORY instrument, namely an INFORMATION AND COMPLAINT having been filed with the above Court by Code Enforcement Officer, Ronald Svrcek, stating that you did commit acts which constitute the violation(s) of Village of Monroe Code § 80-7.

YOU ARE HEREBY SUMMONED to appear before this Court at 7 Stage Road, Monroe, New York 10950 on the 14th day of January, 2026, at 3:00 p.m. in connection with the said accusatory instrument.

AND UPON YOUR FAILURE to appear at the time and place herein mentioned a WARRANT may be issued for your arrest for the offense charged.

Dated: December __, 2025,
Monroe, New York



Ronald Svrcek
Code Enforcement Officer
Village of Monroe

VILLAGE OF MONROE; JUSTICE COURT
COUNTY OF ORANGE; STATE OF NEW YORK

-----X
THE PEOPLE OF THE STATE OF NEW YORK,

Plaintiff,

INFORMATION AND COMPLAINT

vs.

JOSEPH INDIG

Defendant(s).

-----X

STATE OF NEW YORK) ss:

COUNTY OF ORANGE)

The complainant, Ronald Svrcek, Code Enforcement Officer of the Village of Monroe, County of Orange, being duly sworn, deposes and says:

1. I am the Code Enforcement Officer of the Village of Monroe and make this Information based upon personal knowledge or upon review of relevant Village files.
2. I am responsible for enforcing the Village Code of the Village of Monroe, County of Orange, State of New York.
3. The property described herein is within the territorial jurisdiction of the Village of Monroe Justice Court.
4. At all relevant times, Defendant, Joseph Indig ("hereinafter "Defendant"), is an owner of real property located at 12 Rosmini Lane, Monroe, New York; with a tax map designation of 232-1-12.
5. Defendant is and was responsible for the conditions described herein.

COUNTS 1-23: VILLAGE CODE § 80-7 VIOLATION

6. The undersigned Complainant further accuses the above-named Defendant of committing the offense of violating VILLAGE CODE § 80-7 VIOLATION, a Violation under the laws of the State of New York.

7. On 10/09/2025, an inspection of the Premises located at 12 Rosmini Lane, Monroe, New York revealed a violation of the New York State Uniform Fire Prevention and Building Code (Uniform Code), specifically Village Code § 80-7 (Certificates of occupancy and certificates of compliance required). The violation consisted of: Failure to close out permit #2022-104 that expired on 05/02/2023 (Fence) and obtain a certificate of compliance.

8. Pursuant to this inspection, an official Notice of Violation & Order to Remedy was duly issued by the Village of Monroe Code Enforcement Office on 10/09/2025. This Order directed the Defendant to remedy the aforementioned violation by 11/11/2025. A copy of this Order is attached hereto as Exhibit A.

9. As of 11/12/2025, the Premises were observed and it was confirmed that Defendant failed to comply with the Order within the time fixed therein. Said condition requiring remedy, specifically Failure to close out permit #2022-104 that expired on 05/02/2023 (Fence) and obtain a certificate of compliance, remains uncorrected.

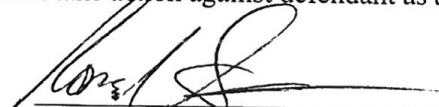
10. By failing to comply with said Notice of Violation & Order to Remedy within the time fixed, the Defendant has violated VILLAGE CODE § 80-7 VIOLATION.

11. The continuation of an offense against the provisions of this chapter shall constitute, for each day the offense is continued, a separate and distinct offense hereunder.

12. Each count listed above represents the following as set forth in the annexed schedule.

13. False statements made herein are publishable as a Class A. Misdemeanor pursuant to § 210.45 of the New York State Penal Law.

WHEREFORE, your deponent requests that the court take action against defendant as allowed by law.



Ronald Svrcek,
Code Enforcement Officer
Village of Monroe

STATE OF NEW YORK)
COUNTY OF ORANGE)ss

I am the Village Code Enforcement Officer, and as such, I am fully familiar with the facts and circumstances herein. The foregoing Information and Complaint is true to my own knowledge, except as to matters therein stated to be alleged on information and belief and as to those matters I believe it to be true.



Sworn to before me
On December 4, 2025

Kimberly L Zahra
NOTARY PUBLIC

KIMBERLY L. ZAHRA
Notary Public, State of New York
No. 01ZA6389648
Qualified in Orange County
Commission Expires: 04/01/2027

Schedule of Counts

This schedule reflects the 23 days of violation beginning one day after the remedy deadline (11/11/2025) through today's date (12/04/2025).

SCHEDULE OF COUNTS

Charge: Village of Monroe Code § 80-7

Total Counts: 23

Count 1

Count 2

Count 3

Count 4

Count 5

Count 6

Count 7

Count 8

Count 9

Count 10

Count 11

Count 12

Count 13

Count 14

Count 15

Count 16

Count 17

Count 18

Count 19

Count 20

Count 21

Count 22

Count 23

CODE ENFORCEMENT OFFICE
VILLAGE OF MONROE
7 STAGE ROAD, MONROE, N.Y. 10950

NOTICE OF VIOLATION & ORDER TO REMEDY

ISSUE DATE: 10/09/2025

TO: Joseph Indig
12 Rosmini Ln
Monroe, NY 10950

SEC-BLK-LOT: 232-1-12	INCIDENT NO: 2025-0638
LOCATION: 12 Rosmini Ln	VIOLATION DATE: 10/09/2025

PLEASE TAKE NOTICE, a violation has been registered against the location described above, in that the above-named individual(s) did commit or permit occur the following offense: Failure to close out permit #2022-104 that expired on 05/02/2023 (Fence) .

This condition constitutes a violation of: Village of Monroe Code §80-7 Certificates of occupancy and certificates of compliance required. A certificate of occupancy or certificate of compliance shall be required for any work which is the subject of a building permit and for all structures, buildings, or portions thereof, which are converted from one use or occupancy classification or subclassification to another. Permission to use or occupy a building or structure, or portion thereof, for which a building permit was previously issued shall be granted only by issuance of a certificate of occupancy or certificate of compliance.

CORRECTIVE ACTIONS REQUIRED: Close out the expired permit and obtain a certificate of compliance.

The person or entity served with this order to remedy must completely remedy each violation described in this order to remedy by 11/11/2025 which is 30 days after the date of this order to remedy."

Penalties. In addition to such other penalties as may be prescribed by state law, (1) Any person who violates any provision of this chapter or any term, condition, or provision of any building permit, certificate of occupancy, certificate of compliance, temporary certificate, stop work order, operating permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this chapter, shall be punishable by a fine of not more than \$500 per day of violation, or Imprisonment not exceeding 15 days, or both; and (2) Any person who violates any provision of the Uniform Code, the Energy Code or this chapter, or any term or condition of any building permit, certificate of occupancy, certificate of compliance, temporary certificate, stop work order, operating permit or other notice or order issued by the Code Enforcement Officer pursuant to any provision of this chapter, shall be liable to pay a civil penalty of not more than \$500 for each day or part thereof during which such violation continues. The civil penalties provided by this paragraph shall be recoverable in an action instituted in the name of the Village of Monroe.


Code Enforcement Officer



Village of Monroe Building Department
7 Stage Road, Monroe, NY 10950
(845) 782-8341 x131
(845) 782-8607 fax

6/26/2025

Joseph Indig
12 Rosmini Ln
Monroe, NY 10950

8/22/25 final notice via email

renewal 9/1/25

copy

104
Ref: Expired Permit: #2022-088 Fence
Parcel Location: 12 Rosmini Ln
SBL: 232-1-12

Dear Sir/Madam:

Please be advised that the above referenced permit expired on 05/02/2023.

A final inspection was never completed for this permit.

If construction is ongoing or has been completed, you are required to reapply for a building permit for reach permit stated in order to proceed with closing of the existing permit. The application fee is \$100.

Once we receive the completed application and payment, an inspector will be scheduled to perform a site visit to verify that the work aligns with applicable building codes and our property records. A final inspection must be scheduled by you, the owner.

If the inspection is successful, a Certificate of Compliance will be issued, allowing the permit to be formally closed.

Please note that without reapplying and submitting the required fee, a Certificate of Compliance or Occupancy cannot be issued. In such cases, a Notice of Violation will be issued.

Additionally, be advised that no building, structure, or equipment may be used or occupied without the proper certification, and no inspections will be scheduled until the permit fee has been received.

If you have any questions, feel free to contact us at your convenience.

Thank You, Building Department, Village of Monroe

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only**

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

Total Postage and Fees

Sent To

Joseph Indig
 Street and Apt. No., of Post Office
 12 Rosmini Lane
 City, State, ZIP+4®
 Monroe, NY 10950

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL®

VILLAGE OF MONROE
 7 Stage Road
 Monroe, New York 10950



9589 0710 5270 0683 8699 53



US POSTAGE
 WESTCHESTER, NY 105
 OCT 2025

ZIP 10950
 02 7H
 0006165228 OCT 10 2025

10-16

ISSUE DATE: 10/05/25

Joseph Indig
 12 Rosmini Ln
 Monroe, NY 10950

BLK-LOT: 232-1-12
 INCIDE
 WESTCHESTER NY 105
 105581591

NIXIE 100 DE 1 0011/05/25
 RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD
 SC: 10950359298 #1158-02595-24-34



Village of Monroe
7 Stage Road, Monroe, NY 10950

James Cocks
Building Inspector

Tel: 845-782-8341
Fax: 845-782-8607

November 20, 2023

Joseph Indig
12 Rosmini Ln
Monroe, NY 10950

Re: 232-1-12
Zoning District: SR-20

Dear: Mr. Indig

After performing the final inspection for the fencing, it was found that you install a 6' high solid fence in the front yard facing Coffey Rd not as per the approved plans.

Your property is located in a SR-20 Zoning District.

Your located on the corner of Rosmini and Coffey and considered a corner lot and the yard facing Coffey is considered a front yard as per §200-18 Corner Lots.

According to Section 200-26.5(c) ; Front yard: no fence shall be more than four feet in height. Any fence erected in the front yard shall be placed at least one foot back from the sidewalk, but in no event may it be less than one foot back from the front line and/or property line. Further, no fence shall be erected in a front yard in a residential district or along a public right-of-way unless the fence is uniformly 50% solid.

According to the inspection, the fence is located in the front yard and is 6' high and solid not the required 4' high 50% solid as required by 200-26.5(c).

Therefore, according to the final inspection I must deny your request for the final Certificate of Compliance based on Section 200-26.5(c) of the Village of Monroe Zoning code.

You can either relocate the fence within the rear yard as per the approved location shown on the approved survey, remove fence, replace fencing with 4' high 50% solid or you can appeal to the Zoning Board of Appeals for variance by contacting Rhonda Charles the Zoning Board Secretary at zbasecretary@villageofmonroe.org and submit application along with payment of the required fees to the Village Clerk's office on the first floor of the Village Hall.

The Zoning Board of Appeals will then schedule a public hearing and based on the facts submitted to them the board will render a decision to either grant or deny the variance.

Thank you

James Cocks
Building Inspector



VILLAGE OF MONROE
BUILDING PERMIT
Fence

A COPY OF THIS PERMIT MUST BE KEPT ON THE PREMISES WITH ONE SET OF APPROVED PLANS AND SPECIFICATIONS UNTIL FULL COMPLETION OF THE WORK IS APPROVED.

Permit No: 2022-104

Sec-Blk-Lot: 232-1-12

Date: 05/02/2022

Exp. Date: 05/02/2023

A permit is hereby issued by the Building Department, VILLAGE OF MONROE, COUNTY OF ORANGE, N.Y., for the structure described herein:

Owner's Name: Joseph Indig
Address: 12 Rosmini Ln
Monroe, NY 10950

Company Name: M&M Lawncare
Contractor's Name:
Address: 51 Forest Road, Suite 315
Monroe, NY 10950

Applications / Plans Received: 05/02/2022

Zoned: SR-20

Premises Location: 12 Rosmini Ln

Description:

Installation of 6' chain link fence with privacy slats in rear yard per submitted plans. Fence shall not encroach onto neighboring properties and shall be at least 1' from any sidewalk.

Pursuant to application plans and specifications approved by the undersigned, and in substantial compliance with all applicable laws, ordinances and regulations, including the 2020 Uniform Building Codes of New York State and 2017 NEC.

All required inspections on file at the present time must be passed before Certificate of Occupancy or Compliance letter will be issued.

Permit Fee: \$75.00

A permit under which no work has commenced within six (6) months after issuance, shall expire by limitation. A new permit must be secured before work can begin.

Deborah Proulx - Assistant Building Inspector



BUILDING DEPARTMENT
VILLAGE OF MONROE
7 STAGE ROAD, MONROE, N.Y. 10950
www.villageofmonroe.org

Application #:		Date:	(for office use only - rev 5/16)	
Tax Map	232-1-12	Fee Amount:	04/05/22	
Zone		Check	☐	#
Property		Cash	☐	
Address:	12 Rosmini Ln	Credit Card	☐	
Date Approved:		Inspector:		
Disapproved:				

APPLICATION FOR BUILDING PERMIT

Requirements for a Building Permit Application:

1. Two plot plan diagrams locating clearly and distinctly all buildings whether existing or proposed, and location of proposed work to be done, including dimensions of proposed work, and all setback dimensions from property lines and existing structures.
2. Two sets of Drawings/Plans including specifications describing the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical, electrical and plumbing installations, Section, Lot and Block numbers and street address of lot where work will be performed.
3. Fee (see attached fee schedule for fee details)

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Building Permit, pursuant to the New York State Building Construction Code for the Construction of Buildings, additions or alterations, or for removal or demolition, as herein described. The applicant agrees to comply with all applicable laws, ordinances and regulations. Upon approval of this application, the Building Department will issue a Building Permit to the applicant together with an approved duplicate set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises available for inspection throughout the progress of work.

No work covered by this application may be commenced before a Building Permit is issued. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Department.

Applicant Information:

Joseph indig
Name (Please print)
Yossy@mymanagement.com
Email address

12 Rosmini Ln
Address
845 637-9293
Telephone

Applicant is: Owner ☒ Lessee ☐ Agent ☐ Architect ☐ Engineer ☐ Contractor ☐

If applicant is a corporation, name, title and signature of duly authorized officer:

If you would like to receive informational emails and updates from the Village of Monroe check here ☐

Property Information:

Location of Property where work will be done: 12 Rosmini Ln
Property Owner (if different from Applicant): Name: _____
Address: _____ Tel. _____



BUILDING DEPARTMENT
VILLAGE OF MONROE
7 STAGE ROAD, MONROE, N.Y. 10950
www.villageofmonroe.org

Application #:	_____	Date:	<u>04/05/22</u>	(for office use only - rev 5/16)
Tax Map	<u>Sec 232 BLK 1</u>	Fee Amount:	<u>75\$</u>	
Zone	_____	Check	☐	# _____
Property	_____	Cash	☐	
Address:	<u>12 Rosmini Ln</u>	Credit Card	☐	
Date Approved:	_____	Inspector:	_____	
Disapproved:	_____			

APPLICATION FOR BUILDING PERMIT

Requirements for a Building Permit Application:

1. **Two plot plan diagrams** locating clearly and distinctly all buildings whether existing or proposed, and location of proposed work to be done, including dimensions of proposed work, and all setback dimensions from property lines and existing structures.
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No work covered by this application may be commenced before a Building Permit is issued. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Department.

Applicant Information:

Joseph indig
Name (Please print)
Yossy@mymmanagement.com
Email address

12 Rosmini Ln
Address
845 637-9293
Telephone

Applicant is: Owner ☒ Lessee ☐ Agent ☐ Architect ☐ Engineer ☐ Contractor ☒

If applicant is a corporation, name, title and signature of duly authorized officer:



If you would like to receive informational emails and updates from the Village of Monroe check here ☐

Property Information:

Location of Property where work will be done: 12 Rosmini Ln

Property Owner (if different from Applicant): Name: _____

Address: _____ Tel. _____

Nature of work (check which applicable):

Addition ☐ Alteration ☐ Deck ☐ Demolition ☐ Fence ☒ Grading/Filling ☐ New Building ☐ Pool/Hot Tub ☐
Pool Deck ☐ Roof ☐ Shed ☐ Siding ☐ Solar Panels ☐ Sign ☐ Other _____

Existing use and occupancy of property _____

Intended use and occupancy of property _____

Detailed Description of Project

new 6 ft fence side and back of the property (see on
plan) chain link w/privacy slats

FEES: See attached fee schedule. All fees are to be paid at the time of application.

FEE: _____

PROJECT CONTACTS:

Contractor: Joseph Indig

Address: 12 Rosmini Ln

Phone No. 845 637-9293

NOTE: In order to process any permit, proof of Worker's Compensation must be provided. Acceptable forms include Form 105.2, U26.3 or CE-200 (No Accord Forms Accepted)

Electrician: _____

O. C. License # _____ Exp _____

Address: _____

Phone No. _____

All electrical work must be performed by an Orange County licensed electrician.

Applicant Signature: _____ Date: _____

Consent of Property Owner if Applicant is not Property Owner:

I, _____, am the owner in fee of the premises described in this application and have authorized _____ to make this application on my behalf.

Property Owner: _____ Date: _____

It is the applicant's responsibility to call the Building Department to schedule inspections during construction and for final Certificate of Occupancy upon completion.
(845) 782-8341 x131

STATE OF NEW YORK
WORKERS' COMPENSATION BOARD

CERTIFICATE OF NYS WORKERS' COMPENSATION INSURANCE COVERAGE

1a. Legal Name & Address of Insured (Use street address only) M&M Lawncare Inc 51 Forest Road Suite 315 Monroe NY 10950 Work Location of Insured (Only required if coverage is specifically limited to certain locations in New York State, i.e., a Wrap-Up Policy)	1b. Business Telephone Number of Insured 845-781-7999 1c. NYS Unemployment Insurance Employer Registration Number of Insured 1d. Federal Employer Identification Number of Insured or Social Security Number 26-3435257
2. Name and Address of the Entity Requesting Proof of Coverage (Entity Being Listed as the Certificate Holder) Village of Monroe 7 Stage Road Monroe NY 10950	3a. Name of Insurance Carrier Hartford Accid & Ind Co 3b. Policy Number of entity listed in box "1a" 16WECAR7FC9 3c. Policy effective period 01/01/2022 to 01/01/2023 3d. The Proprietor, Partners or Executive Officers are included. (Only check box if all partners/officers included) all excluded or certain partners/officers excluded.

This certifies that the insurance carrier indicated above in box "3" insures the business referenced above in box "1a" for workers' compensation under the New York State Workers' Compensation Law. (To use this form, New York (NY) must be listed under **Item 3A** on the **INFORMATION PAGE** of the workers' compensation insurance policy). The Insurance Carrier or its licensed agent will send this Certificate of Insurance to the entity listed above as the certificate holder in box "2".

The Insurance Carrier will also notify the above certificate holder within 10 days IF a policy is canceled due to nonpayment of premiums or within 30 days IF there are reasons other than nonpayment of premiums that cancel the policy or eliminate the insured from the coverage indicated on this Certificate. (These notices may be sent by regular mail.) Otherwise, this Certificate is valid for one year after this form is approved by the insurance carrier or its licensed agent, or until the policy expiration date listed in box "3c", whichever is earlier.

Please Note: Upon the cancellation of the workers' compensation policy indicated on this form, if the business continues to be named on a permit, license or contract issued by a certificate holder, the business must provide that certificate holder with a new Certificate of Workers' Compensation Coverage or other authorized proof that the business is complying with the mandatory coverage requirements of the New York State Workers' Compensation Law.

Under penalty of perjury, I certify that I am an authorized representative or licensed agent of the insurance carrier referenced above and that the named insured has the coverage as depicted on this form.

Approved by: Isaac Silberstein
(Print name of authorized representative or licensed agent of insurance carrier)

Approved by: Isaac Silberstein 04/26/2022
(Signature) (Date)

Title: Agent

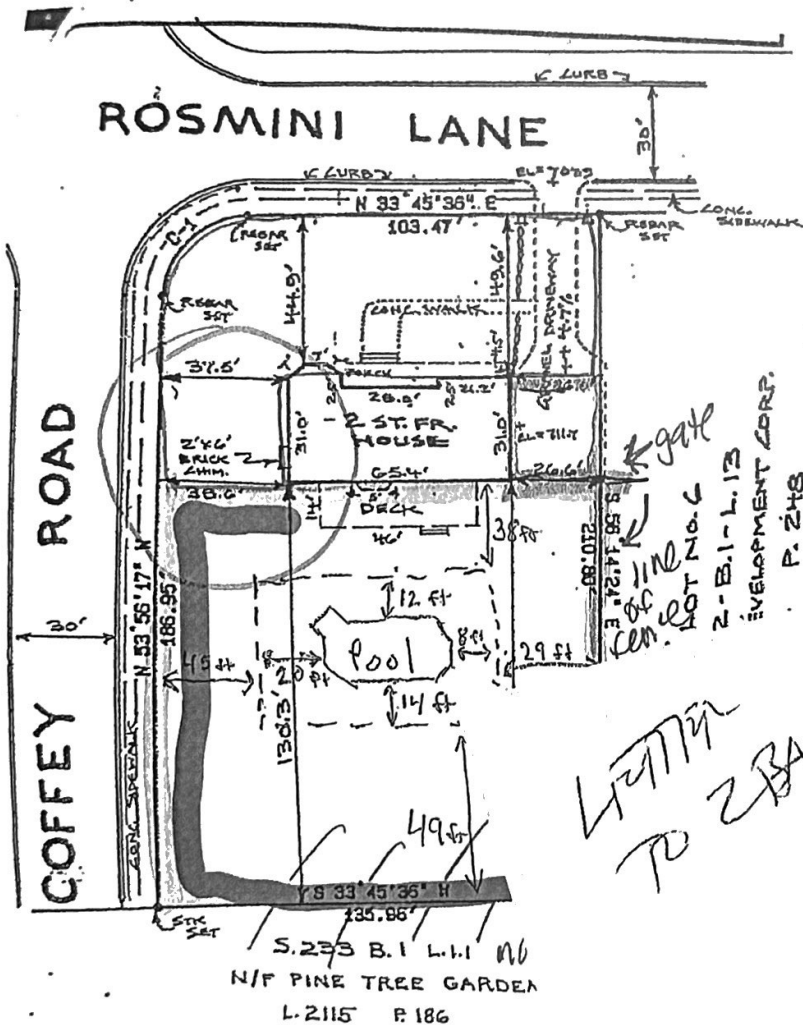
Telephone Number of authorized representative or licensed agent of insurance carrier: 8457822500

Please Note: Only insurance carriers and their licensed agents are authorized to issue Form C-105.2. Insurance brokers are NOT authorized to issue it.

Workers' Compensation Law

Section 57. Restriction on issue of permits and the entering into contracts unless compensation is secured.

1. The head of a state or municipal department, board, commission or office authorized or required by law to issue any permit for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, and notwithstanding any general or special statute requiring or authorizing the issue of such permits, shall not issue such permit unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter. Nothing herein, however, shall be construed as creating any liability on the part of such state or municipal department, board, commission or office to pay any compensation to any such employee if so employed.
2. The head of a state or municipal department, board, commission or office authorized or required by law to enter into any contract for or in connection with any work involving the employment of employees in a hazardous employment defined by this chapter, notwithstanding any general or special statute requiring or authorizing any such contract, shall not enter into any such contract unless proof duly subscribed by an insurance carrier is produced in a form satisfactory to the chair, that compensation for all employees has been secured as provided by this chapter.



— = front yard
 [shaded] = rear yard
 [hatched] = side yard

∠ = 20°/40'
 REAR YD. = 45'
 MIN. CORNER YD. = 35'

Curve No.	Radius	Delta	Length	Tangent	Chord
1	25.00'	087 41 53	38.27'	24.02' S 10 05 21 E	34.64'

TAX MAP NO. : SEC 232 BLK 1 LOT 12

DEED REF : LIBER 3000 PAGE 248 - SURVEY & PLOT PLAN -
 FOR

AREA : 27,644.05 ± S.F.
 OR 0.635 ± AC.

CERTIFIED TRUE & CORRECT
 TO :

EDWARD PURKARD
 SHARON PURKARD
 PROVIDENT SAVINGS, A
 FEDERAL SAVINGS & LOAN
 ASSOCIATION

KENT ROSMINI

MAP REF :

LOT No. 5 ON A MAP ENTITLED "SUBD.
 PLAT FOR KENT ROSMINI", VILLAGE
 OF MONROE, ORANGE COUNTY, NEW
 YORK, FILED IN THE O.C.C.O. AS MAP
 No. 8901 ON 6-2-88.

Village of Monroe NY
7 Stage Road
Monroe, NY 10950
(845)782-8341

SALE

MID: 0194 Store: 5999 Term: 0000
WP MID: 542929805543386
WP TID: 00212053
WP AUTH CODE: 012910
STAN: 364264

REF#: 0502090901000001

Batch #: 242
05/02/22 09:09:01
CONF #: 2344613925
VISA Manual CP
*****7740 **/**

Building Dept
SBL #: 232112
Amount \$75.00

AMOUNT	\$75.00
CONV. FEE	\$1.76
TOTAL	\$76.76

APPROVED

X

I AGREE TO PAY ABOVE TOTAL AMOUNT
IN ACCORDANCE WITH CARD ISSUER'S
AGREEMENT
(MERCHANT AGREEMENT IF CREDIT VOUCHER)
RETAIN THIS COPY FOR STATEMENT
VERIFICATION

— Vaid

Debbie Proulx

From: Yossy Indig <yossy@MYMMANAGEMENT.COM>
Sent: Tuesday, April 26, 2022 12:57 PM
To: Debbie Proulx
Subject: RE: 12 Rosmini Ln Fence
Attachments: Building Permit Application Form.pdf

From: Yossy Indig
Sent: Tuesday, April 26, 2022 12:51 PM
To: Debbie Proulx <building@villageofmonroe.org>
Subject: RE: 12 Rosmini Ln Fence

Good afternoon Debbie
See attached I marked in purple where I want the fence
And I attached the workers comp from the company who will do the work
And I sent you a card for the 75\$ fee

Card name Joseph indig
4207670256467740
04/26
515
10950

232-1-12

From: Debbie Proulx <building@villageofmonroe.org>
Sent: Tuesday, April 5, 2022 2:46 PM
To: Yossy Indig <yossy@MYMMANAGEMENT.COM>
Subject: 12 Rosmini Ln Fence

Attached is a copy of your survey. I've outlined the location of what is considered your front yard, side yard and rear yard for zoning purposes.

A fence in the front yard can be no higher than 4' tall and must be 50% open (i.e. chain link, picket, split rail, etc). The fence must be at least 1' away from the sidewalk.

A fence in the side yard can be as high as 6'.

A fence in the rear yard can be as high as 8'.

The fee for a fence permit is \$75

I've attached a Building Permit Application. On the application please include the size and material of fence you will be installing. Draw on the survey the exact location of where you propose the fence to be located.

If you decide to install the fence yourself, please complete the WC Homeowner Form.

If you hire a contractor, the Workers Comp Instruction form explains what type of form we need from the contractor.

Submit the permit application, fee, appropriate workers comp form and location drawing to the building department for review.

Debbie Proulx
Assistant Building Inspector
Village of Monroe
7 Stage Road, Monroe, NY 10950
845-782-8341 x 131
building@villageofmonroe.org
845-782-8607 fax

**BARGAIN AND SALE DEED
WITH COVENANTS AGAINST GRANTOR'S ACTS**

THIS INDENTURE, made as of the _____ day of March 2022

BETWEEN

SAMUEL BERKOWITZ, an individual, having an address at 670 Flushing Street, Suite 213, Brooklyn, NY 11206, party of the first part,

and

JOSEPH INDIG, an individual, having an address at 12 Rosmini Lane, Monroe, NY 10950, party of the second part,

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

ALL that certain plot, piece or parcel of land, situate, with the buildings and improvements thereon erected, more fully described in Schedule "A" annexed hereto,

BEING and intended to be the same premises conveyed to Samuel Berkowitz, by deed from Christian Santiago and Kelly Sullivan Santiago dated August 26, 2021 and recorded September 13, 2021 in the ORANGE County Clerk's Office in Book 15048 Page 1785.

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.

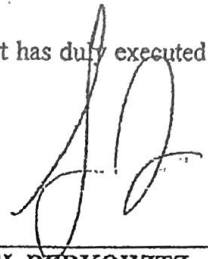
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the costs of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

This conveyance is made in the ordinary course of business conducted by the party of the first part.

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

[NO FURTHER TEXT]
[SIGNATURE PAGE FOLLOWS]

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



SAMUEL BERKOWITZ

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

On the 24 day of March 2022, before me, the undersigned, personally appeared SAMUEL BERKOWITZ, 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 capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

16

NOTARY PUBLIC



Samuel Berkowitz

Section: 232

To

Block: 1

Joseph Indig

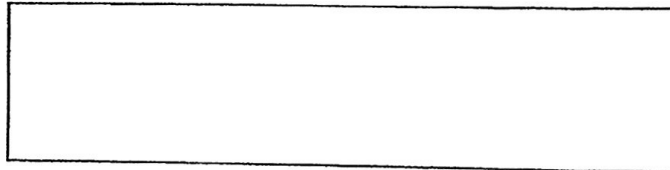
Lot: 12

County: Orange County

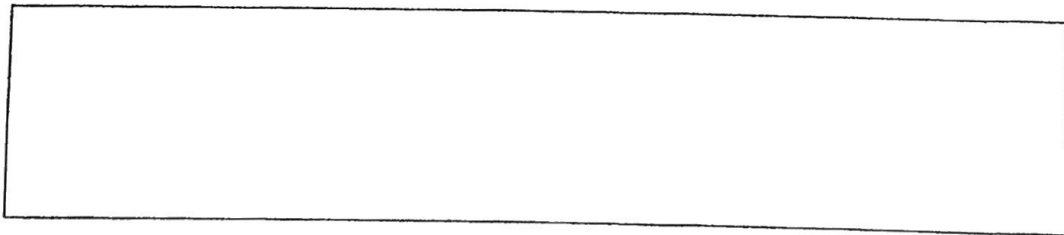
Street Address: 12 Rosmini Lane

Monroe, New York

Return By Mail To:

A rectangular box with a black border, intended for a return address.

Reserve This Space for Use of Recording Office

A large rectangular box with a black border, intended for use by the recording office.

Schedule "A"

JODA ABSTRACT LLC
as Agent for
WFG National Title Insurance Company

SCHEDULE A DESCRIPTION

Title Number: **JD-4064**

ALL that certain plot, piece or parcel of land, situate, lying and being in the Village of Monroe, Town of Monroe, County of Orange and State of New York, being described as Lot No. 5 as shown on a certain subdivision map entitled "Subdivision Plat prepared for Kent Rosmini, Village of Monroe, Orange County, New York" made by Zimmerman Engineering & Surveying, P.C. dated 09-12-1985 and filed in the Orange County Clerk's Office on 06-02-1988 as Map No. 8901.

For Deed and Mortgage purposes only, said premises being known as
Property: 12 Rosmini Ln, Monroe, NY 10950-3738
Tax ID: Section 232 Block 1 Lot 12



Department of Taxation and Finance

TP-584 (9/19)

Recording office time stamp

**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	Name (if individual, last, first, middle initial) (☐ mark an X if more than one grantor)	Social Security number (SSN)
☒ Individual	SAMUEL BERKOWITZ	
☐ Corporation	Mailing address	SSN
☐ Partnership	670 Flushing Street, Suite 213	082 80 4225
☐ Estate/Trust	City State ZIP code	Employer Identification Number (EIN)
☐ Single member LLC	Brooklyn NY 11206	
☐ Multi-member LLC	Single member's name if grantor is a single member LLC (see Instructions)	Single member EIN or SSN
☐ Other		
Grantee/Transferee	Name (if individual, last, first, middle initial) (☐ mark an X if more than one grantee)	SSN
☒ Individual	JOSEPH INDIG	094-86-0104
☐ Corporation	Mailing address	SSN
☐ Partnership	12 Rosmini Lane	
☐ Estate/Trust	City State ZIP code	EIN
☐ Single member LLC	MONROE NY 10950	
☐ Multi-member LLC	Single member's name if grantee is a single member LLC (see Instructions)	Single member EIN or SSN
☐ Other		

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
232.1.12		12 Rosmini Lane	MONROE	ORANGE COUNTY

Type of property conveyed (mark an X in applicable box)

1 ☒ One- to three-family house	6 ☐ Apartment building	Date of conveyance 03 31 2022 month day year	Percentage of real property conveyed which is residential real property 100% (see Instructions)
2 ☐ Residential cooperative	7 ☐ Office building		
3 ☐ Residential condominium	8 ☐ Four-family dwelling		
4 ☐ Vacant land	9 ☐ Other		
5 ☐ Commercial/industrial			

**Condition of conveyance
(mark an X in all that apply)**

- | | | |
|---|--|--|
| a. ☒ Conveyance of fee interest | f. ☐ Conveyance which consists of a mere change of identity or form of ownership or organization (attach Form TP-584.1, Schedule F) | i. ☐ Option assignment or surrender |
| b. ☐ Acquisition of a controlling interest (state percentage acquired _____ %) | g. ☐ Conveyance for which credit for tax previously paid will be claimed (attach Form TP-584.1, Schedule G) | m. ☐ Leasehold assignment or surrender |
| c. ☐ Transfer of a controlling interest (state percentage transferred _____ %) | h. ☐ Conveyance of cooperative apartment(s) | n. ☐ Leasehold grant |
| d. ☐ Conveyance to cooperative housing corporation | i. ☐ Syndication | o. ☐ Conveyance of an easement |
| e. ☐ Conveyance pursuant to or in lieu of foreclosure or enforcement of security interest (attach Form TP-584.1, Schedule E) | j. ☐ Conveyance of air rights or development rights | p. ☐ Conveyance for which exemption from transfer tax claimed (complete Schedule B, Part 3) |
| | k. ☐ Contract assignment | q. ☐ Conveyance of property partly within and partly outside the state |
| | | r. ☐ Conveyance pursuant to divorce or separation |
| | | s. ☐ 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) ☐ Exemption claimed
- 2 Continuing lien deduction (see instructions if property is taken subject to mortgage or lien)
- 3 Taxable consideration (subtract line 2 from line 1)
- 4 Tax: \$2 for each \$500, or fractional part thereof, of consideration on line 3
- 5 Amount of credit claimed for tax previously paid (see instructions and attach Form TP-584.1, Schedule G)
- 6 Total tax due* (subtract line 5 from line 4)

1.	700000
2.	0
3.	700000
4.	2800
5.	0
6.	2800

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)
- 2 Taxable consideration (multiply line 1 by the percentage of the premises which is residential real property, as shown in Schedule A) ...
- 3 Total additional transfer tax due* (multiply line 2 by 1% (.01))

1.	0
2.	0
3.	0

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.

X _____
Grantor signature Title Grantee signature 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 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)

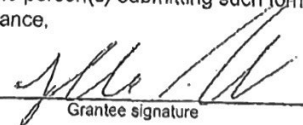
1. ☒ The real property being sold or transferred is not subject to an outstanding credit line mortgage.
2. ☐ The real property being sold or transferred is subject to an outstanding credit line mortgage. However, an exemption from the tax is claimed for the following reason:
 - a. ☐ The transfer of real 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	_____ Title	 _____ Grantee signature	_____ 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.

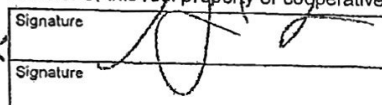
If the property is being conveyed by a referee pursuant to a foreclosure proceeding, proceed to Part 2, mark an X in the second box under *Exemption for nonresident transferors/sellers*, and sign at bottom.

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
	Samuel Berkowitz	3/31/22
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 _____ Date _____ to _____ Date _____ (see instructions).
- ☐ 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

12

ROSMINI LANE

* STREET NUMBER

* STREET NAME

MONROE

* CITY OR TOWN

VILLAGE

10950

* ZIP CODE

2. Buyer
Name

INDIG

JOSEPH

* 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

1

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

0.00

* ACRES

4B. Subdivision Approval was Required for Transfer

☐

4C. Parcel Approved for Subdivision with Map Provided

☐6. Seller
Name

BERKOWITZ

SAMUEL

* 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:

A. One Family Residential

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

01/10/2022

* 12. Date of Sale/Transfer

3/31/22

*13. Full Sale Price

700,000.00

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

.00

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:

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

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

*17. Total Assessed Value

78,600

*18. Property Class

210

*19. School District Name

MONROE WOODBURY

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

232-1-12

CERTIFICATION

I Certify that all of the 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

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.)

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 12 ROSMINI LANE
*STREET NUMBER *STREET NAME
MONROE *CITY OR TOWN 10950
*ZIP CODE
2. Buyer Name INDIG JOSEPH
*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 1 # of Parcels OR ☐ Part of a Parcel (Only if Part of a Parcel) Check as they apply:
4A. Planning Board with Subdivision Authority Exists ☐
4B. Subdivision Approval was Required for Transfer ☐
4C. Parcel Approved for Subdivision with Map Provided ☐
5. Deed Property Size *FRONT FEET X *DEPTH OR 0.00 *ACRES
5. Seller Name BERKOWITZ SAMUEL
*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:
A. One Family Residential
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 01/10/2022
*12. Date of Sale/Transfer 3/31/22
*13. Full Sale Price 700,000.00
(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.
14. Indicate the value of personal property included in the sale .00
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:

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

16. Year of Assessment Roll from which Information taken (YY) *17. Total Assessed Value 78,600
*18. Property Class 210 *19. School District Name MONROE WOODBURY
*20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
232-1-12

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

SELLER SIGNATURE DATE
BUYER SIGNATURE
3/31/22
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.)

INDIG JOSEPH
*LAST NAME FIRST NAME
845 689-2400
*AREA CODE *TELEPHONE NUMBER (Ex. 9999999)
12 ROSMINI
*STREET NUMBER *STREET NAME
MONROE NY 10950
*CITY OR TOWN *STATE *ZIP CODE
BUYER'S ATTORNEY
Kunstlinger Joseph
*LAST NAME FIRST NAME
(845) 689-2400
*AREA CODE *TELEPHONE NUMBER (Ex. 9999999)