

Building Department

Received _____

TOWN OF TAGHKANIC

Town Clerk

Received _____

ZBA APPLICATION
For a Variance, Special Use Permit and/or Appeal

Variance FOR SIGNAGE

Special Use Permit _____

Appeal _____

OWNER INFORMATION:

Name: _____ Company: HALF MILE TROUT STREAM LLC

Address: STATE ROAD 9 State NY Zip 12502

Phone # (518) 482-5713

OWNER INFORMATION:

Name: _____ Company: _____

Address: _____ State _____ Zip _____

Phone # _____

Applicant is: ☒ Owner ☐ Builder ☐ Lessee ☐ Architect/Engineer ☐ Agent

_____ Other If other, Explain: _____

If the Applicant appearing before the ZBA is not the owner(s) of the property the attached permission form notarizing signatures of owner(s) and the agent or representative of the owner(s) must be fully executed and accompany application.

AGENT OR REPRESENTATIVE OF OWNER(S) INFORMATION:

Name: _____

Address: _____ State _____ Zip _____

Phone # _____ Relationship to owner(s): _____

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ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

LOT INFORMATION

Tax Map #: 172-2-37 172-1-34 Zoning District: B-1 B-1

Property Address: [REDACTED] 22 ANCRAM NY 12502 ANCRAM, NY 12502

Irregular shape of lot ☒ YES ☐ NO

Corner Lot ☐ YES ☒ NO

Existing: Lot Area 12.3 0.28 Frontage 248 Depth 135

Setbacks: Front [REDACTED]

Proposed: Lot Area 12.3 0.28 Frontage 248 Depth 135

Setbacks: Front ☐ Rear ☐ Left ☐ Right ☐

Type of Water Service: WELL Type of Sanitary Disposal: SEPTIC

USE INFORMATION

Describe Existing Use: [REDACTED] RETAIL WINE & LIQUOR / RETAIL GROCERY & FARM STORE

1021 SR 82 → FARM HOUSE W 1 PROFESSIONAL OFFICE
SMALL SCALE VEGETABLE FARMING < 1 ACRE.

Describe Proposed Use: SAME. APPLICATION IS FOR APPROVAL FOR
CHANGE OF SIGNAGE ON 1 EXISTING SIGN BOARD AND A PROPOSED
ATTACHMENT OF 3 SMALLER (NEW) SIGNS FOR THE LIQUOR & WINE SHOP.

1 NEW SIGN FOR FARM 3'x6'

1 REPLACEMENT PLAQUE FOR PROFESSIONAL OFFICE.

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ZBA APPLICATION

For a Variance, Special Use Permit and/or Appeal

APPLICATION INFORMATION

Check All that Apply:

1. ☒ ^{SIGNAGE} An area variance is requested to appeal the decision of the Building Department; which denied a permit for the above property. Dated _____
(submit copy of denial)
2. ☐ A use variance is requested to appeal the decision of the Building Department, which denied a permit for the above property. Dated _____
(Submit copy of denial)
3. ☐ A special use permit is requested, as required by Town of Taghkanic Zoning Ordinance Section _____ Paragraph _____
4. ☐ A formal appeal to the Town of Taghkanic Zoning Board of Appeals.

Application Number: _____

Date Application Received: _____

Hearing Scheduled Date: _____

Application Fee: _____

Approved Date: _____

Conditions: ____ YES ____ NO

Denial Date: _____

Withdrawn Date: _____

Zoning Chairperson: _____

PROJECT DESCRIPTION

Briefly describe the proposal

- CHANGE EXISTING SIGN IN FRONT OF FARM STORE TO THE FARMSTORE.
- ATTACH NEW SIGNAGE TO THE MAIN BUILDING FOR THE LIQUOR STORE. (3-4 SMALL ONES)
- AFFIX (1) 3' x 6' SIGN BOARD AT 1021 STATE ROUTE 82 ANCRAM, NY
 (1) 1.5' x 2' SIGN PLAQUE FOR PROFESSIONAL OFFICE ON MAIN FLOOR
 2 CLIENT AT A TIME MAXIMUM.

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TOWN OF TAGHKANIC ZBA

Form to be completed, attached to application and submitted to the Planning Board when the applicant is not the owner(s) of affected property.

SIGNATURES MUST BE NOTORIZED

Name of owner _____

Name of owner _____

Name of applicant representing owner as listed on application: _____

Address of property _____

Zip _____

Tax Map #: _____

Brief Description of _____

I/We _____

owner(s) of the land

hereby give permission

(applicant/representative) to submit the above identified application on my/our behalf and to represent me/us in all proceedings before the Town Taghkanic Planning Board concerning the above referenced application.

Owner's Signature _____ Date _____ Notary _____

Owner's Signature _____ Date _____ Notary _____

Applicant/Representative Signature _____

Notary _____ Date _____

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AGRICUTURAL DATA STATEMENT

(Please print or type)

1. Name and address of applicant: [REDACTED] ANCRAM N.Y. 12502
2. Description of the proposed project: REPLACE WINE STORE SIGN WITH FARM STORE SIGN.
- ADD 3 SMALL SIGNS FOR THE LIQUOR STORE TO THE BUILDING (NO OTHER PRACTICAL SIGN SPOTS)
- ADD 3'x6' FARM SIGN AT 1021 SR 82 + 1 small PLAQUE FOR PROFESSIONAL OFFICE.
3. Location of proposed project:
920 STATE ROUTE 82 ANCRAM, NY 12502
1021 STATE ROUTE 82 ANCRAM, NY 12502
4. Is the location of the proposed project within an agricultural district?
YES
5. Is the location of the proposed project within 500 feet of a farming operation that is within an agricultural district?
YES
6. If the answer to either 4 or 5 was "YES", then state the name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundary of the property upon which the project is proposed: (use separate sheet of paper if necessary) . SELF.
1021 STATE ROUTE 82 ANCRAM NY 12502
7. If the answer to either 4 or 5 was "YES", then the applicant must attach a tax map or other map showing the site of the proposed project relative to the location of farm operations identified in the agricultural statement to this statement.

Date: 1/22/2026 Signature of Applicant: [REDACTED]

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ZBA APPLICATION

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Town Clerk

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TOWN OF TAGHKANIC ZBA

Adjoining Property owners form. Please list all abutting owners, those across adjoining streets and within 1000 feet of all boundaries of all property within subdivision.

Name and Tax Map # of application to which this is attached: _____

" PLEASE SEE ATTACHED "

Tax Map # _____

Name and Address: _____

Tax Map # _____

Name and Address: _____

Tax Map # _____

Name and Address: _____

Tax Map # _____

Name and Address: _____

Tax Map # _____

Name and Address: _____

Please copy this form if additional space is needed.

Farm Store 920 State Route 82 Taghkanic, NY 12502	172.-1-34
Jutkofsky Rosalie 3459 US Route 9 Lot 29 Hudson, NY 12534-4341	172.-2-25
Town of Taghkanic 483 County Route 15 Elizaville, N Y 12523	172.-2-30
Half Mile Trout Stream LLC 187 Greenpoint Ave Brooklyn, NY 11222	172.-2-37
Heiser Arleen Konrad Gary 10101 W Picture Rocks Rd Trlr Tucson, AZ 85743-8064	172.-2-31
Hughes Debra Jo 485 Whipporwill Rd Hillsdale, NY 12529	172.-2-32
Ciyin Temple 1011 Route 82 Ancram, NY 12502	172.-2-34.1
Kellymillercooks LLC 726 State Route 82 Taghkanic, NY 12523	172.-2-35
Nussbaum Karl McNutt Jennifer Lynn 707 Lorimer St Brooklyn, NY 11121	172.-2-17.100 172.-2-17.3

Farm Store 920 State Route 82 Taghkanic, NY 12502	172.-1-34
Hoffman Anne G 924 West End Ave Ap91 New York, NY 10025	172.-2-18
Race Richard G Race Joanne S 5 Taghkanic-Churchtown Rd Craryville, NY 12521	172.-2-13
Hotaling Foster G 1311 Rt 10 Craryville, NY 12521	172.-2-14
ONeil Kevin P Geraghty Marielena 619 Old Route 82 Craryville, NY 12521	172.-2-10
Taghkanic Fire Company #1 Old Route 82 Craryville, N Y 12521	172.-2-12
Gaylord Karen 610 Old Rte. 82 Craryville, NY 12521	172.-2-8
Eric & Tynna Gaylord 603 Old Route 82 Craryville, NY 12521	172.-2-9
Carley James W Hoffmann Loretta D 624 Old Rte. 82 Craryville, NY 12521	172.-2-11

Farm Store

172.-1-34

Taghkanic, NY 12502

Hotaling Jonathan

172.-2-29

1314 Rte. 10

Craryville, NY 12521

Doty Raymond

172.-2-7

710 Taghkanic Rd

Elizaville, NY 12523

Frost Nichiolas

172.-2-16

Cheung Lynn

42 Duffield St Apt 1-B

Brooklyn, NY 11201

Milone Donna

172.-2-27

298 Reade Ave

Lindenhurst, NY 11757

Blodgett David

172.-2-28

1332 County Route 10

Craryville, NY 12521

Sand Kjell

172.-1-33.111

Sand Laila

PO Box 116

Livingston, NY 12541

934 State Route 82 LLC

172.-1-35

1021 State Route 82

Ancram, NY 12502

ANK Realty Inc.

172.-1-36

66 Prospect St

Poughkeepsie, NY 12601

Farm Store

172.-1-34

Taghkanic, NY 12502

Casteel Chandra K
Lopez Luis A
880 Rt 82
Elizaville, NY 12523

172.-1-26.111

Var-Rez Associates
30 Bells Pond Rd
Hudson, NY 12534

172.-1-26.112

Powell Lionel & Marta Isabel
88-B Toledo St
Farmingdale, NY 11735

172.-1-26.12

Grundon David
Grundon Crystal
653 653 County Route 15 Ln
Elizaville, NY 12523-1070

172.-1-41

Scherrer Yvonne
PO Box 296
Claverack, NY 12513-0296

172.-33.2

Agricultural Data Statement Addendum

Heiser Arleen
10101 W Picture Rocks Rd Trlr
Tucson, AZ 85743-8064

172.-2-31

Sand Kjell
P.O. Box 116
Livingston, NY 12541

172.-1-33.111

Skoda
201 Taghkanic Churchtown Rd
Craryville, NY 12521

162.-1-33.11

~~Casteel Chandra K~~
CHANDRA
Lopez Luis A
880 Rt 82
Elizaville, NY 12523

172.-1-26.111

Var-Rez Associates
30 Bells Pond Rd
Hudson, NY 12534

172.-1-26.112

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REQUIRED INFORMATION

1. ☒ A plot plan showing all property lines, dimensions, adjacent streets, setback distances and location of proposed changes.
2. _____ Part 1 of the state Environmental Quality Review (SEQRA) Short Environmental Form.
3. _____ Appropriate fee, as determined by the code of the Town of Taghkanic and as calculated by the Building Department.

NOTE: additional information may be required by the Zoning Board of Appeals. Failure to submit all required documents may result in a delay in processing or denial of the application.

Have there been any other variances issued for this property? _____ YES _____ NO

If yes please explain: _____

CERTIFICATION AND AUTHORIZATION

I certify that the information contained in this application is true to the best of my knowledge and I authorize the Town of Taghkanic Zoning Board of Appeals to process this application as provided by law.

Applicant/Property Owner Name: _____

Signature: _____ Date: _____

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AREA VARIANCE CRITERIA

1. Explain how no undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties created by granting the area variance.
2. Explain why the benefit sought by the applicant cannot be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.
3. Describe whether the requested Area Variance is substantial.
4. Explain how the proposed variance will not have a adverse effect on the physical or environmental conditions in the neighborhood or district.
5. Explain whether difficulty is self-created. (Consideration is relevant but shall not necessarily preclude the granting of the Area Variance)

USE VARIANCE CRITERIA

1. Explain why the applicant cannot realize a reasonable return without the Use Variance, as demonstrated by competent financial evidence.
SIGNAGE NEEDED TO DIFFERENTIATE THE TWO SEPARATE BUSINESSES.
2. Explain how the alleged hardship relating to the property is unique and does not apply to a substantial portion of the district or neighborhood.
THERE ARE MULTIPLE SEPARATE BUSINESSES ON THE SAME PARCEL
3. Describe why granting the requested use variance will not alter the essential character of the neighborhood.
SIGNAGE AND DESIGN ARE ^{IN}KEEPING W/ EXISTING RURAL AESTHETIC & CLEANER.
4. Explain whether the alleged hardship has been self-created.
TO SOME DEGREE BUT HOPEFULLY TO THE BENEFIT OF THE TOWN & COMMUNITY.

SPECIAL PERMIT CRITERIA

Explain why granting the request is consistent with the public health, safety and general welfare of the community, including the public or commercial inconvenience of the applicant. *IT PROVIDES MUCH NEEDED INFRASTRUCTURE & REVIVES STRUCTURE THAT WOULD OTHERWISE DETERIORATE.*

APPEAL CRITERIA

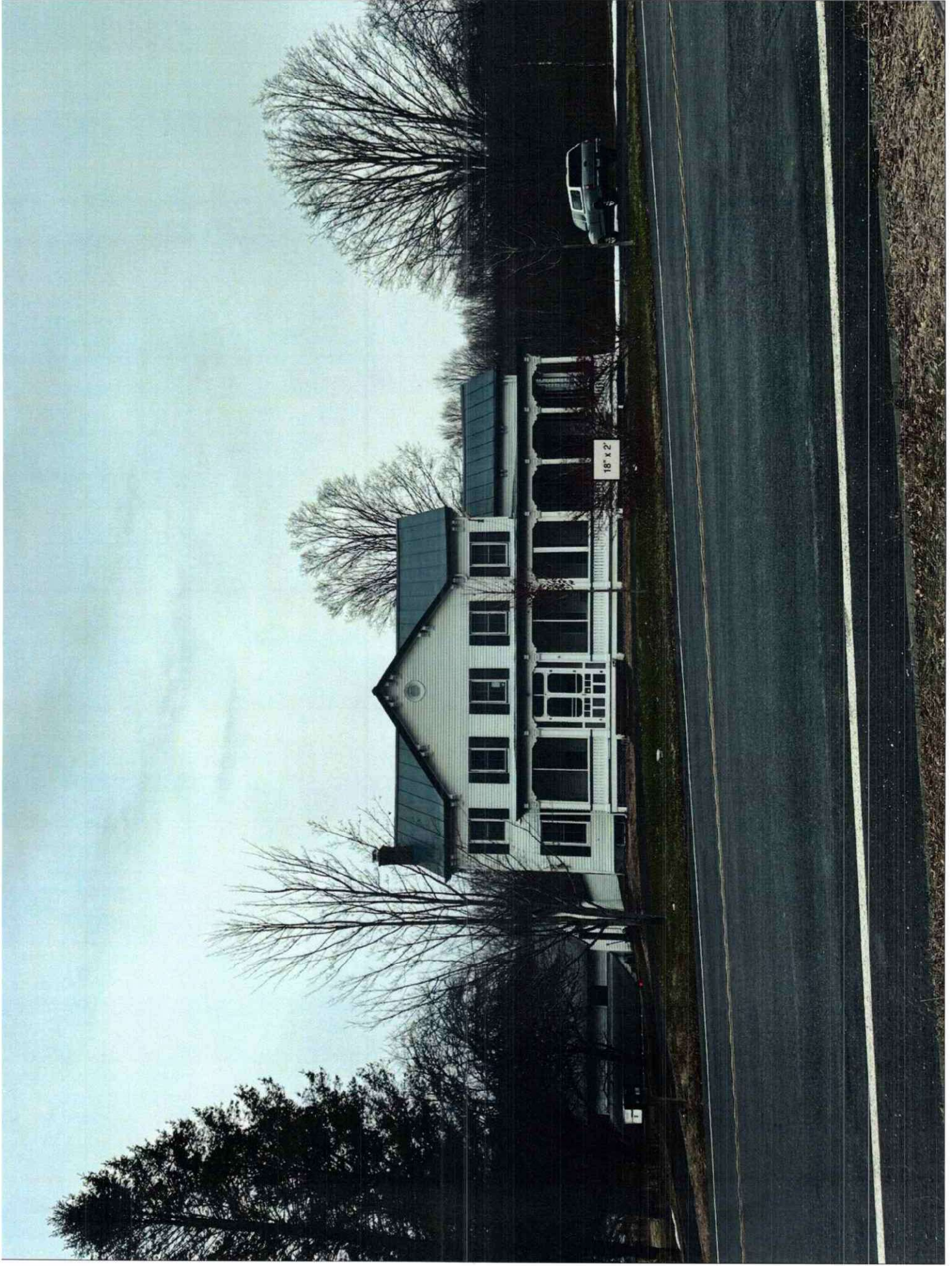
Explain the nature of the requested appeal including Town Code Section, Building Department decision and your objections. *SIGNAGE DOES NOT FULLY COMPLY BUT WE ARE HOPING THE AFFIXING OF MODERATE NEEDED SIGNAGE TO THE OCCUPIED STRUCTURE WILL NOT BE FOUND OBJECTIONABLE.*

THANK YOU.



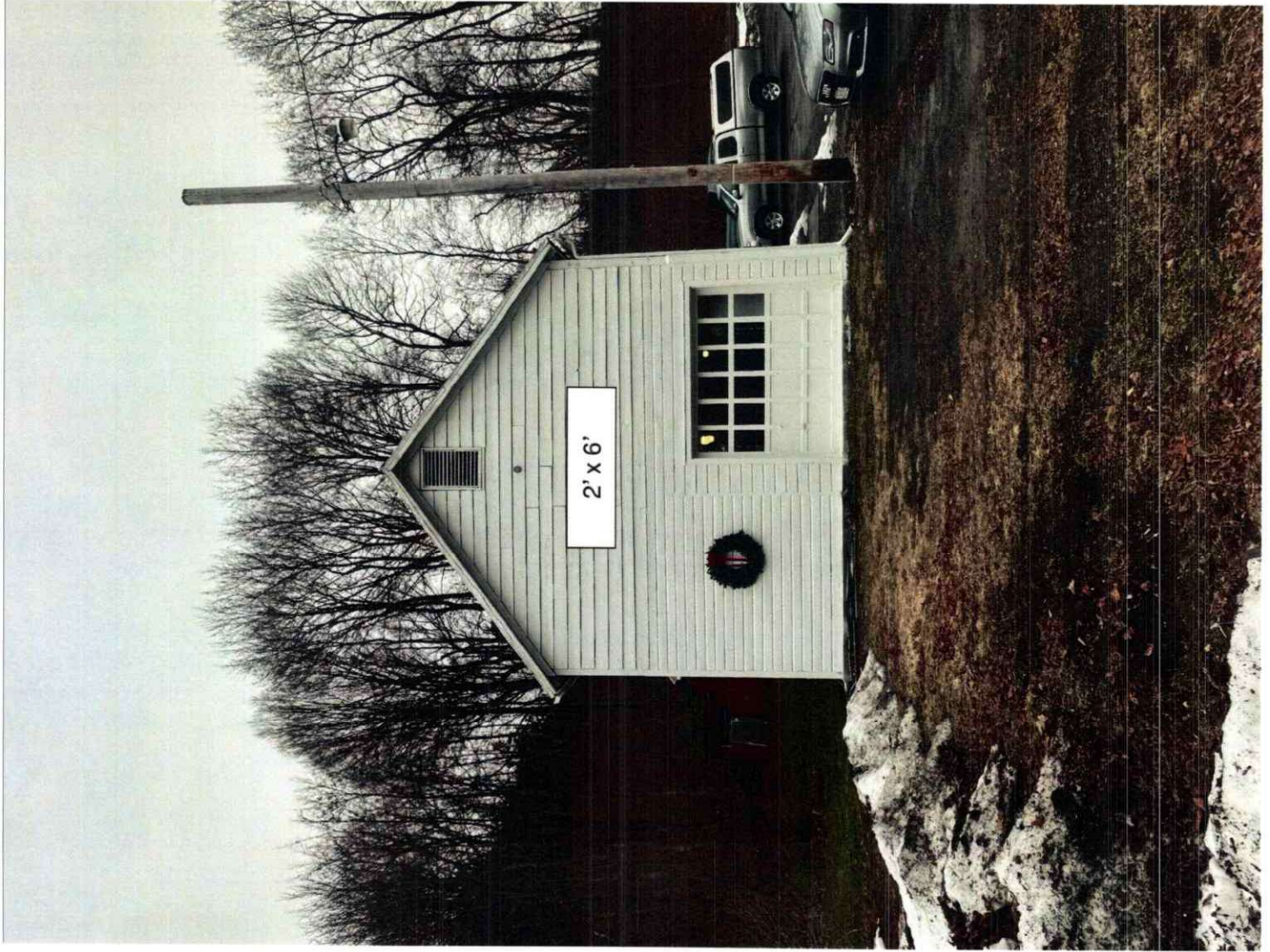


























Map produced by Michaela Johnstone
Columbia County Soil & Water Conservation District

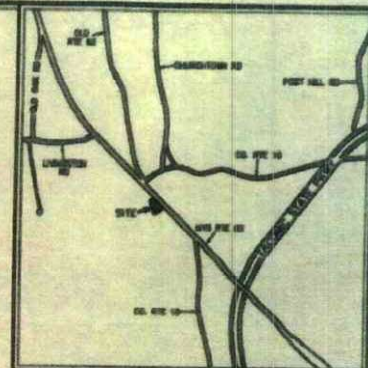
8.8.25

Data from: Esri ortho basemap, Real Property Tax Parcel 2024; SSURGO Soils

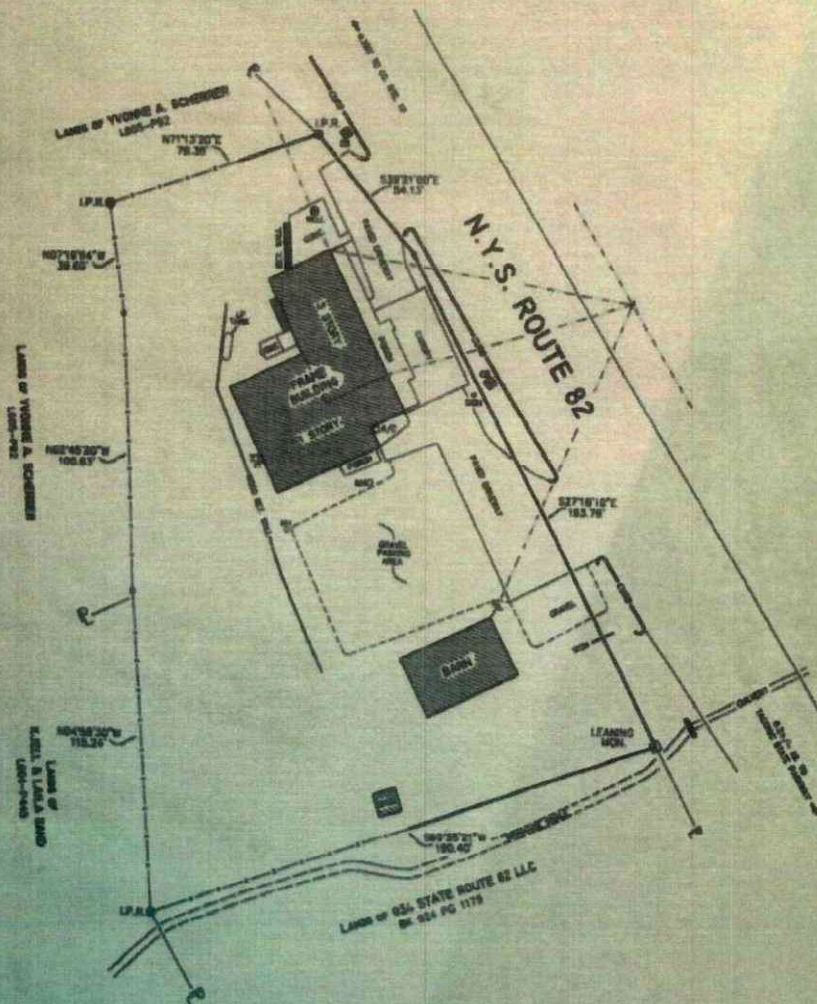
This map and the data contained within are for information and planning purposes only. It is not a survey product, and while the data is believed to be accurate, accuracy is not guaranteed. Information on this map is not to be construed or used as authoritative definition of legal boundaries.

LEGEND	
---	NO PHYSICAL BOUNDS
---	WIRE FENCE
---	OVERHEAD UTILITIES
---	IRON PIPE BEDDING
---	CONCRETE MONUMENT
---	CATCH BASIN
---	MANHOLE

AREA=0.783 ACRES



LOCATION SKETCH



- NOTES:
1. SOURCE OF TITLE IS BOOK 804 PAGE 1200.
 2. THIS PROPERTY IS LISTED AS TAX MAP PARCEL NO. 17520-01-34, ADDRESS IS 900 STATE RTE 82.
 3. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY AND/OR RESTRICTIONS OF RECORD.
 4. REFERENCE IS MADE TO A MAP ENTITLED "SURVEY OF PROPERTY OF ALVIN K. HERRER TO BE CONVEYED TO RUSSELL J. RUSSELL, DATED 20 JUNE 2007 BY PLAIN, ROCKFELLER & HARRIS, L.L.C. FILED MAP NO. 87-100.
 5. HIGHWAY BOUNDARY IS IN ACCORDANCE WITH MAP NO. 8-8-1 PARCEL NO. 10 FOR THE ACQUISITION OF LAND FOR THE RECONSTRUCTION OF STATE HIGHWAY NO. 800A, DATED MAY 14, 1994.
 6. UNLAWFUL ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE RACED OR ENDORSED SEAL OF THE NEW YORK STATE SURVEYOR IS A VIOLATION OF SEC. 7200, SUBDIVISION 2 OF THE NEW YORK STATE SURVEYOR LAW.
 7. THIS SURVEY IS BEING MADE TO:
 - a) HALF MILE TROUT STREAM, LLC
 - b) NEW MILLER'S TAVERN, LLC
 - c) CHURCH OF THE HOLY TRINITY, LLC
 - d) NEW MILLER'S TAVERN, LLC/ALVIN K. HERRER, LLC
- AS NOTED THE STANDARD SET FORTH IN "CODE OF PRACTICE FOR LAND SURVEYORS" AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS (AS LAST REVISED).

SURVEY OF PROPERTY OF
NEW MILLER'S TAVERN, LLC
 TO BE CONVEYED TO
HALF MILE TROUT STREAM, LLC
 TOWN OF TASHRANIC, COLUMBIA COUNTY, NY



SURVEY BY:
 DANIEL J. RUSSELL, P.L.S.
 NY LICENSE NUMBER 220609
 FOR ALVIN K. HERRER, PROFESSIONAL LAND SURVEYOR
 A DIVISION OF CHARTERS & ASSOCIATES ENGINEERING, P.C.
 4411 ROUTE 9, SUITE 200, HARRIS, NEW YORK 10824
 TELEPHONE: (348) 870-2700
 DATED FEBRUARY 13, 2008



Issued By:

CHICAGO TITLE INSURANCE COMPANY

Schedule A

COMMITMENT FOR TITLE INSURANCE

No: **CT22-73198**

LEGAL DESCRIPTION

[Record Description - For Conveyance Only - Not Insured]

All that piece or parcel of land with buildings and improvements thereon situate in the Town of Taghkanic, County of Columbia, State of New York is bounded and described as follows:

Beginning at a leaning monument on the westerly side of N.Y.S. Route 82, said leaning monument is the northeasterly corner of lands of David Birch and is the southeasterly corner of the herein described parcel; thence along lands of David Birch and partially along a wire fence, S 69-35-21 W, 190.40 feet to an iron pipe found; thence along lands of Kjell and Laila Sand and lands of Yvonne A. Scherrer and along a wire fence, N 04-58-30 W, 115.24 feet; thence continuing along lands of Yvonne A. Scherrer and mostly along a wire fence, N 02-45-20 W, 100.83 feet, N 07-19-54 W, 39.69 feet to an iron pipe found and N 71-13-20 E, 79.38 feet to an iron pipe found on the westerly side of N.Y.S. Route 82; thence along the westerly side of N.Y.S. Route 82, S 39-21-00 E, 54.13 feet and S 27-18-10 E, 193.76 feet to the point of beginning. Containing 0.783 acres of land.

All as shown on a survey map entitled "Survey of Property of August K. Weber to Be Conveyed to Robert F. Fauci and Sherrie Garan," dated 29 June 2007 by Plass, Rockefeller & Nucci, LLC filed in the Columbia County Clerk's Office on July 11, 2007 as Map #07-168.

Which premises are more modernly bounded and described as follows:

[Surveyor's Description - To Be Insured]

ALL that piece or parcel of land with the buildings and other improvements thereon situate in the Town of Taghkanic, Columbia County, New York bounded and described as follows:

BEGINNING at a point marked by an iron pipe recovered in the westerly line of New York State Route 82 approximately 350 feet southerly from its intersection with County Route 10, said point is an easterly corner of lands of Yvonne A. Scherrer and is the northeasterly corner of the herein described parcel, all as shown on the below referenced map; proceeding thence along the westerly line of New York State Route 82 S39°21'00"E 54.13 feet and S27°18'10"E 193.76 feet to a leaning concrete monument; thence along lands of 934 State Route 82 LLC and partly along wire fence remains S69°35'21"W 190.40 feet to an iron pipe recovered; thence along lands of Kjell and Laila Sand and lands of Yvonne Scherrer and along a wire fence N04°58'30"W 115.24 feet, N02°45'20"W 100.83 feet, N07°19'54"W 39.69 feet to an iron pipe recovered and N71°13'20"E 79.38 feet to the point of beginning.

[For Conveyance Only - Not Insured: CONTAINING 0.783 acres of land.]

As shown on a map entitled: "Survey of Property of New Miller's Tavern, LLC to be conveyed to Half Mile Trout Stream, LLC, Town of Taghkanic, Columbia County, NY." said map was prepared by Daniel J. Russell and is dated February 13, 2023 and filed in the Columbia County Clerk's Office on March 1, 2023 as Instrument Number: *mayland*

This Commitment is valid only if Schedule B is attached.



COLUMBIA COUNTY - STATE OF NEW YORK
HOLLY C. TANNER, COUNTY CLERK
560 Warren Street, Hudson, New York 12534

COUNTY CLERK'S RECORDING PAGE
THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 979 / 2176
INSTRUMENT #: 20230003751

Receipt#: 606779
Clerk: CC
Rec Date: 05/02/2023 02:45:27 PM
Doc Grp: D
Descrip: DEED (NON RES)
Num Pgs: 4
Rec'd Frm: FREEMAN HOWARD PC

Party1: NEW MILLERS TAVERN LLC
Party2: HALF MILE TROUT STREAM LLC
Town: TAGHKANIC
172.-1-34

Recording:

Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
CC Supplemental Tax Form	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 320.00

Transfer Tax	
Transfer Tax - State	1920.00
Transfer Tax - Columbia C	960.00

Sub Total: 2880.00

Total: 3200.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1658
Transfer Tax
Consideration: 480000.00

Transfer Tax - State	1920.00
Transfer Tax - Columbia C	960.00

Total: 2880.00

Record and Return To:

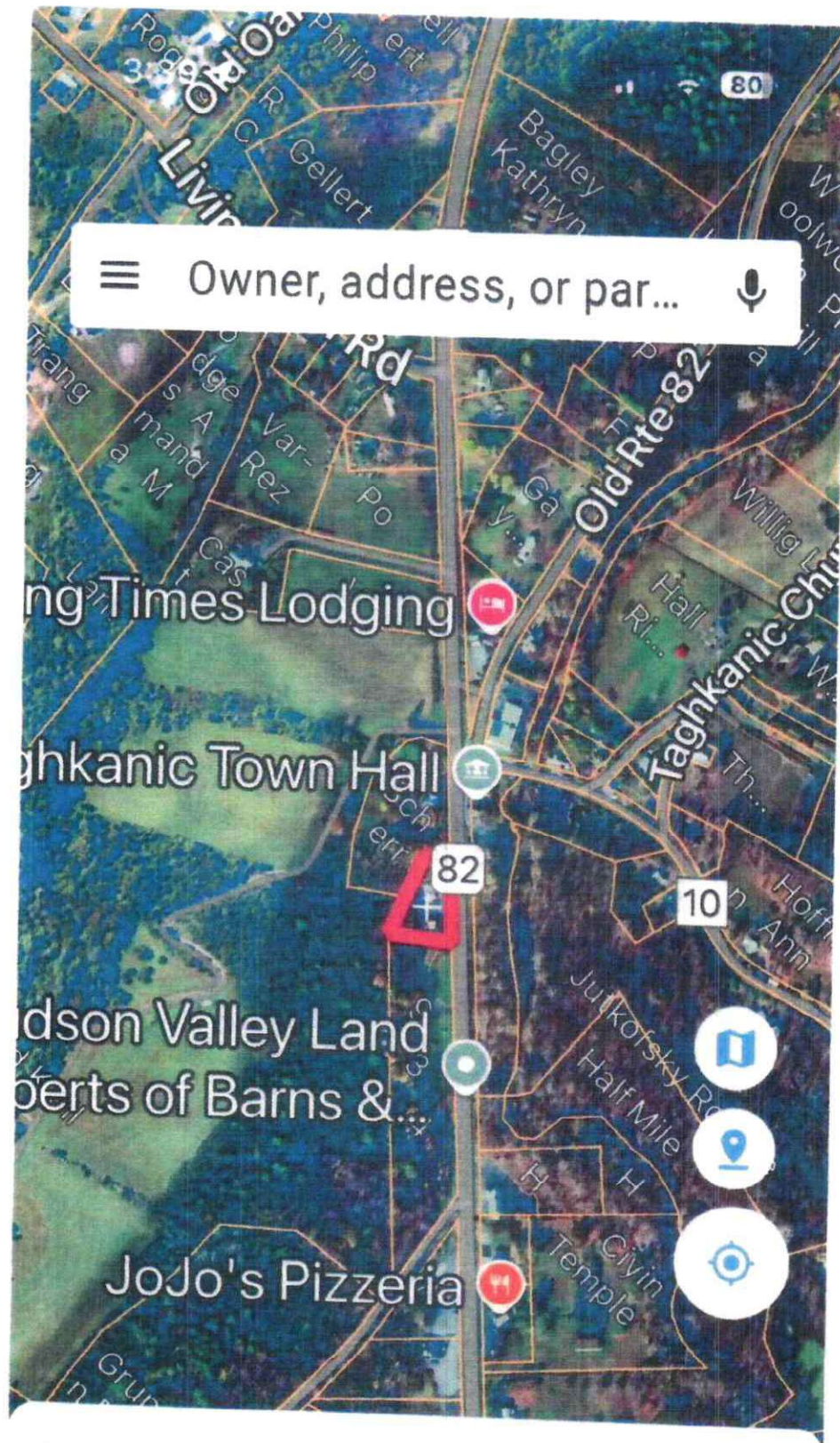
FREEMAN HOWARD PC
441 EAST ALLEN STREET
PO BOX 1328
HUDSON NY 12534
BOX 15

WARNING***

** Information may change during the verification
process and may not be reflected on this page.

Holly C. Tanner

Holly C. Tanner
Columbia County Clerk



Half Mile Trout Stream LL

Owner

920 State Route 82

Address

172.-1-34

Parcel ID



Var-Rez Associates

Owner

880 State Route 82

Address

172.-1-26.2

Parcel ID



Var-Rez Associates

Owner

880 State Route 82

Address

172.-1-26.112

Parcel ID



Casteel Chandra K

Owner

880 State Route 82

Address

172.-1-26.111

Parcel ID

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

THIS INDENTURE, made the 16th day of June, Two Thousand and Twenty Three,

BETWEEN

CHUL H. KIM, having a mailing address of 187 Greenpoint Avenue,
Brooklyn, New York. 11222

party of the first part, and

HALF MILE TROUT STREAM LLC, a New York limited liability
company, having a mailing address of

party of the second part,

WITNESSETH, that the parties of the first part, in consideration of ONE AND 00/100 DOLLARS (\$1.00), lawful money of the United States, and other good and valuable consideration paid by the party of the second part, do hereby grant and release unto the party of the second part, her heirs and assigns forever,

ALL that tract, piece or parcel of land situate, lying and being in the Town of Taghkanic, Columbia County and State of New York, being more particularly described on the attached Schedule A.

BEING a portion of the premises conveyed by deed from Eugene Dainda, a/k/a Gene Dianda, and Joan Dianda to Chul H. Kim dated November 22, 2019 and recorded in the Columbia County Clerk's Office on November 25, 2019 in Book 895 at page 608.

TOGETHER WITH the appurtenances and all the estate and rights of the Grantor in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs and assigns forever.

AND the parties of the first part covenants that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

AND THAT, in Compliance with Sec. 13 of the Lien Law, 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 party of the first part has hereunto set his hand and seal the day and year first above written.

IN PRESENCE OF


CHUL H. KIM

STATE OF NEW YORK)
COUNTY OF COLUMBIA) ss:

On the 16th of June, in the year 2023, before me, the undersigned, personally appeared, CHUL H. KIM, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


Signature and Office of Individual
taking acknowledgment

Andrew B. Howard
Notary Public, State of New York
Qualified in County of Columbia
No. 5047256
Commission Expires: July 31, 2025

RECORD AND RETURN TO:

Freeman Howard, PC
#15

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

THIS INDENTURE, Made the 28th day of April, Two Thousand Twenty-Three

BETWEEN

NEW MILLER'S TAVERN, LLC, a New York Limited Liability Company
Having a principal place of business located at 920 State Route 82,
Taghkanic, New York, 12502

party of the first part, and

HALF MILE TROUT STREAM, LLC, a New York Limited Liability
Company having a principal place of business located at 1021 State Route 82,
Ancram, NY 12502

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE (\$1.00) DOLLAR, 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, its successors and assigns forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate lying and being in the Town of Taghkanic, County of Columbia, State of New York, bounded and described as follows:

SEE "SCHEDULE A" ATTACHED

BEING the same premises conveyed by Sherrie Garan a/k/a Sherrie Fauci, as surviving tenant by the entirety of Robert F. Fauci, deceased, to New Miller's Tavern, LLC by deed dated May 8, 2019 and recorded on May 9, 2019 in the Columbia County Clerk's Office in Book 884 of Deeds at page 2206.

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 line thereof.

TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to the said premises.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

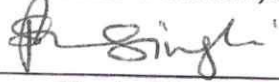
AND the party of the first part covenants that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever, except aforesaid.

AND in Compliance with Sec. 13 of the Lien Law, 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 hereunto set its hand and seal the day and year first above written.


IN PRESENCE OF

New Miller's Tavern, LLC

By:  L.S.
Prem Singh, Member

STATE OF NEW YORK)
COUNTY OF COLUMBIA)

On the 28 day of May in the year Two Thousand Twenty-Three, before me, the undersigned, Prem Singh, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person on behalf of which the individual(s) acted, executed the instrument.


Signature and Office of Individual
taking acknowledgment

R&R:
Freeman Howard, P.C.
Box #15

Andrew B. Howard
Notary Public, State of New York
Qualified in County of Columbia
No. 5047256
Commission Expires: July 31, 2025

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. 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.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project: TINY TOWN FARM LLC & FARM STORE							
Project Location (describe, and attach a location map): 920 + 1021 STATE ROUTE 82 ANCRAM NY 12502							
Brief Description of Proposed Action: APPROPRIATELY CHANGING AN EXISTING SIGN AND CREATING NEW SIGNAGE FOR IDENTIFICATION & LOCATION.							
Name of Applicant or Sponsor: HALF MILE TROUT STREAM LLC		Telephone: (212) 662-5463					
		E-Mail: TINY TOWN FARMER@GMAIL.COM					
Address: 1021 STATE ROUTE 82							
City/PO: ANCRAM		State: NY	Zip Code: 12502				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center; padding: 2px;">NO</td> <td style="text-align: center; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? <u>13</u> acres b. Total acreage to be physically disturbed? <u>.00001</u> acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>13</u> acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <u>MA</u>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <u>MA</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:			
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional			
<input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?			
If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>HALF MILE TROUT STREAM LLC</u> Date: <u>1/22/2026</u> Signature: <u><i>Cheryl [Signature]</i></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT