



TOWN OF CORTLANDT

OFFICE OF THE TOWN CLERK

Town Clerk
LAROUE R. SHATZKIN

Deputy Town Clerk
CHRISTINE B. COTHREN

Town Hall
1 Heady Street
Cortlandt Manor, NY 10567
P: 914-734-1020 F: 914-734-1102
www.townofcortlandt.com/townclerk

Town Supervisor
RICHARD H. BECKER, MD

Town Board Members
JAMES F. CREIGHTON
FRANCIS X. FARRELL
CRISTIN JACOBY
ROBERT E. MAYES

NOTICE:

New Clickable Agenda from Town Clerk, Laroue Shatzkin

Dear Viewer,

In an effort to make online information easier to access and interact with, the Agenda has been updated to be “Clickable”. You can access these features in two ways.

1. From any device, click directly on the Agenda Item you wish to view, and you will be taken to that page of the packet.
2. If accessing from a computer, you will have a Table of Contents and thumbnails available.

- a. Open your options using this button on the top left of the screen:



- b. Thumbnails should automatically appear. To see the table of contents, click this button:



- c. and this will pop up:

> AGENDA

- d. Click the arrow next to the word Agenda, and a fully clickable Table of Contents becomes available.

I hope you enjoy these new features as I continue to work to improve your experience. Please feel free to reach out to me at the office if you have feedback or suggestions.

Warmly,

Laroue Shatzkin



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SPECIAL MEETING

TOWN BOARD AGENDA DECEMBER 4, 2023

PLACE:

TOWN HALL

TIME:

6:00 PM

ORDER OF BUSINESS

MEETING CALLED TO ORDER

PLEDGE TO THE FLAG

ROLL CALL

PUBLIC HEARING

1. Public Hearing to consider the adoption of the 2024 Budget.
 - a. Close Public Hearing
 - b. Amend Preliminary Budget
 - c. Adopt 2024 Town Budget
 - d. Authorize the Library Budget
 - e. Adopt Resolution Setting 2024 Salaries for Elected Officials

2. Public Hearing to consider the Benefit Unit Assessment Roll of the Town of Cortlandt.
 - a. Close Public Hearing
 - b. Approve All Benefit Unit Assessment Rolls, including Cortlandt Boulevard Central and West Sewer Improvement Areas and Dickerson Pond Sewer District.

ADJOURNMENT

NEXT TOWN BOARD MEETING

December 12, 2023 at 7:00 pm
Town Hall Web Site address: www.townofcortlandt.com

DRAFT

RESOLUTION

NUMBER -23

(AMENDING THE 2024 PRELIMINARY BUDGET)

WHEREAS, the Town Board received the Supervisor's tentative budget; and

WHEREAS, the tentative budget upon receipt became the Preliminary Budget; and

WHEREAS, after Board discussions the Comptroller recommended changes to the 2024 Preliminary Budget in a memo dated December 1, 2023, attached;

NOW, THEREFORE, BE IT RESOLVED, that the 2024 Preliminary Budget is amended in accordance with the attached memo dated December 1, 2023.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 4, 2023
At a Regular Meeting
Held at Town Hall**



**TOWN OF CORTLANDT
COMPTROLLER'S OFFICE**

**Town Hall
1 Heady Street, Cortlandt Manor, NY 10567
914-734-1070
FAX 914-734-1077**

**Richard H. Becker, MD
Town Supervisor**

**Patricia Robcke
Town Comptroller**

**Town Board
James F. Creighton
Francis X. Farrell
Cristin Jacoby
Robert E. Mayes**

MEMO

December 1, 2023

To: Supervisor Becker and Town Board

From: Patty Robcke, Comptroller

Re: 2024 Proposed Modifications to Preliminary Budget for Public Hearing

**Adopted Budget as Amended - 2024 Tax Levy \$22,732,576 2023 Tax Levy \$22,082,050
This represents an increase of \$650,526 or 2.95%.**

The increase over-all equals to 63% of the allowable levy limit set by the NYS Tax Cap.

Allowable Levy Increase per NYS for 2024 Tax Cap is \$1,004,619, or an increase of 4.5%

Tax Cap = 2% + growth factor .46% + Carry-Over Funds of \$343,751

NOTE: The tax levy was the same in 2022, 2021 and 2020. Two years of no increase and only a 1% increase in 2023!

Tax Rate Increase for Unincorporated Cortlandt-TOV- **2.9%** (75% of the Town)
(approximately \$.94/week) *

Tax Rate Increase for General Fund - **6%** - Including the Villages of Croton and Buchanan
(approximately \$.28/week) *

Town Taxes make up approximately 10% of the over-all property tax bill. Special Districts are approximately 5%. The remaining taxes are School Tax 72%, and County Taxes 13%.

*Tax rates may vary slightly, due to changes in the Assessed Values before April 2024.

BUDGET AMENDMENT

2024 Preliminary Budget

FUND/ELEMENT : 10	General Fund Town-Wide		AMOUNT
DEPARTMENT:	Justice Court		
INCREASE REVENUES:	010.0010.2610	Fines & Forfeited Bail	\$ 24,500
INCREASE APPROPS.:	010.1110.0444	Equipment Maintenance	\$ 500
	010.1110.0468	Court Stenographer	\$ 24,000

EXPLANATION/JUSTIFICATION

Amend 2024 Preliminary Budget budget for increased revenues and related expenses due to the increased number of Court Cases as projected.

REVENUES:	Property Taxes and State Aid		
INCREASE REVENUES:	010.0010.1081	Payments In Lieu of Taxes (PILOTs)	\$ 44,002
DECREASE REVENUES:	010.0010.1001	Real Property Taxes	\$ (17,601)
	010.0010.3002	NYSESD EGFCMP-NRG	\$ (26,401)

EXPLANATION/JUSTIFICATION

Amend 2024 Preliminary Budget budget for new PILOT agreement with HOLTEC, effective 2024.

FUND/ELEMENT : 68	Continental Village Fire Protection District		
INCREASE REVENUES:	068.0068.1001	Real Property Taxes	\$ 5,900
INCREASE APPROPS.:	068.3410.0440	Service Contracts	\$ 4,900
	068.3410.0800	Retirement	\$ 1,000

EXPLANATION/JUSTIFICATION

Amend 2024 Preliminary Budget budget for increases proposed for the Continental Village Fire Protection District, effective 2024, as presented by the Continental Village Volunteer Fire Dep't.

FUND/ELEMENT : 15	Town Outside Village of Croton		
INCREASE REVENUES:	015.0015.1001	Real Property Taxes	\$ 33,350
INCREASE APPROPS.:	015.7410.0453	Professional Services	\$ 33,350

EXPLANATION/JUSTIFICATION

Amend 2024 Preliminary Budget budget to increase contributions to Libraries.

FUND/ELEMENT : 10	General Fund Town-Wide		
DECREASE REVENUES:	010.0010.1001	Real Property Taxes	\$ 50,000
INCREASE APPROPS.:	010.9060.0830	Health Insurance	\$ 50,000
FUND/ELEMENT : 20	TOV - Town Outside Villages		
DECREASE REVENUES:	020.0020.1001	Real Property Taxes	\$ 25,000
INCREASE APPROPS.:	020.9060.0830	Health Insurance	\$ 25,000

EXPLANATION/JUSTIFICATION

Amend 2024 Preliminary Budget budget for health insurance premium increase for NYSHIP.

Total Property Tax Increase	\$	96,649	
New Total Tax Levy	\$	22,732,576	

DRAFT

RESOLUTION

NUMBER -23

(ADOPTING THE 2024 BUDGET)

WHEREAS, the Town Board amended the Preliminary Budget; and

WHEREAS, a Public Hearing on the Amended Preliminary Budget was held on December 4, 2023 at the Regular Town Board Meeting;

NOW, THEREFORE, BE IT RESOLVED, that the 2024 Preliminary Budget as amended be and hereby is adopted as the 2024 Budget for the Town; and

BE IT FURTHER RESOLVED, that the Supervisor will deliver a warrant for the collection of the taxes authorized therein for the Town Budget and Special Districts including the Fire Districts to the Receiver of Taxes for collection.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted December 4, 2023
At a Special Meeting
Held at Town Hall**

The 2024 Budget for the Town of Cortlandt can be accessed at:

<https://www.townofcortlandt.com/cn/webpage.cfm?tpid=2506>

DRAFT

RESOLUTION

NUMBER -23

(RE: ADOPTION OF THE LIBRARY BUDGET)

RESOLVED, that the Town Board of the Town of Cortlandt does hereby adopt the 2024 Library Budget.

**BY ORDER OF THE TOWN BOARD
OF THE TOWN OF CORTLANDT
LAROUÉ ROSE SHATZKIN
TOWN CLERK**

**Adopted on December 4, 2023
At a Special Meeting
Held at Town Hall**

DRAFT



Town of Cortland
DRAFT Benefit Unit Assessment Role 2024
Cortlandt Boulevard Central Sewer Improvement Area

Tax ID	Owner	Property Address	Assessment Units
24.10-1-4	Cortlandt Self Storage, LP.	44 Regina Ave	1.00
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	57.00
24.6-1-4	Acadia Realty Trust (Homesense - Metro PT)	3130-3138 E. Main Street	77.50
24.6-1-4	Acadia Realty Trust (ShopRite Supermarkets, Inc.)	3140 E. Main Street	49.00
24.6-1-4	Acadia Realty Trust (Chipotle / Aspen Dental)	3144 E, Main Street	25.00
24.6-1-4	Acadia Realty Trust (Verizon Wireless - Jersey Mike's)	3150 E. Main Street	2.50
24.6-1-4	Acadia Realty Trust (Hudson Valley Credit Union)	3160 E. Main Street	1.50
24.10-1-3	Cortlandt Town Center (Marshalls / Walmart / Regal)	3121 - 3131 E. Main Street	99.50
24.10-1-1.2	Cortlandt Town Center - Chase Bank	3129 E. Main Street	1.00
24.10-1-1.2	Cortlandt Town Center - Applebee's	3127 E. Main Street	28.00
24.10-1-1.2	Cortlandt Town Center - Vacant	3125 E. Main Street	0.50
24.10-1-1.2	Cortlandt Town Center - Best Buy	3105 E. Main Street	2.00
24.10-1-2	McDonalds	3039 E. Main Street	15.00
24.10-1-1	Cortlandt Town Center (B&N / Ashley Furniture)	3089 - 3095 E. Main Street	2.5
24.10-1-1	Cortlandt Town Center (Designer Shoe Warehouse)	3091 E. Main Street	1.5
24.10-1-1	Cortlandt Town Center	3093 E. Main Street	3
24.10-1-1	Cortlandt Town Center (PetSmart)	3131 E. Main Street	34.5
District Totals			401.00
Rate Per Assessment Unit			\$454.56



Town of Cortlandt
 DRAFT Benefit Unit Assessment Role 2024
 Cortlandt Boulevard West Sewer Improvement Area

Tax ID	Owner	Legal Address	Assessment Units
24.10-1-4	Cortlandt Self Storage, LP.	44 Regina Ave	1.00
24.6-2-2	Town of Cortlandt	0 E. Main Street	0.00
24.6-2-4	Ryan Main, LLC.	3195 E. Main Street	57.00
24.6-1-4	Acadia Realty Trust (Homesense - Metro PT)	3130-3138 E. Main Street	77.50
24.6-1-4	Acadia Realty Trust (ShopRite Supermarkets, Inc.)	3140 E. Main Street	49.00
24.6-1-4	Acadia Realty Trust (Chipotle / Aspen Dental)	3144 E, Main Street	25.00
24.6-1-4	Acadia Realty Trust (Verizon Wireless - Jersey Mike's)	3150 E. Main Street	2.50
24.6-1-4	Acadia Realty Trust (Hudson Valley Credit Union)	3160 E. Main Street	1.50
24.10-1-3	Cortlandt Town Center (Marshalls / Walmart / Regal)	3121 - 3131 E. Main Street	99.50
24.10-1-1	Cortlandt Town Center (Panera / Urgent Care)	3105 E. Main Street	25.50
24.10-1-1	Cortlandt Town Center (B&N / Ashley Furniture)	3089 - 3095 E. Main Street	2.50
24.10-1-1	Cortlandt Town Center (Designer Shoe Warehouse)	3091 E. Main Street	1.50
24.10-1-1	Cortlandt Town Center	3093 E. Main Street	3.00
24.10-1-1	Cortlandt Town Center (Petsmart)	3131 E. Main Street	34.50
24.10-1-1	Hudson City Savings Bank	3105 E. Main Street	2.00
24.10-1-1.2	Cortlandt Town Center - Chase Bank	3129 E. Main Street	1.00
24.10-1-1.2	Cortlandt Town Center - Applebee's	3127 E. Main Street	28.00
24.10-1-1.2	Cortlandt Town Center - Vacant	3125 E. Main Street	0.50
24.10-1-1.2	Cortlandt Town Center - Best Buy	3105 E. Main Street	2.00
24.10-1-2	McDonalds	3039 E. Main Street	15.00
24.10-1-1	Cortlandt Town Center - ACME	3105 E. Main Street	19.00
24.10-1-1	Cortlandt Town Center (Mohegan Wine and Liquor)	3105 E. Main Street	1.50



Town of Cortland
DRAFT Benefit Unit Assessment Role 2024
Cortland Boulevard West Sewer Improvement Area

24.10-1-1	Cortlandt Town Center - Allen Carpet	3105 E. Main Street	1.50
24.10-1-1	Cortlandt Town Center (Home Goods)	3105 E. Main Street	1.00
24.10-1-1	Cortlandt Town Center - Vacant	3105 E. Main Street	0.50
24.10-1-1.3	Home Depot	3051 E. Main Street	21.00
24.13-1-21	Empire Men's Shop Inc.	2074 E. Main Street	1.00
24.13-1-23	Empire Men's Shop Inc.	0 E. Main Street	0.50
24.13-2-10	TSG Grat #7, LLC	2084-2090 E. Main Street	3.00
24.13-2-7	DB Real Estate Assests, LLC.	2102 E. Main Street	13.00
24.13-2-8	2098 East Main Street, LLC.	2098 E. Main Street	1.50
24.13-2-9	Oakland Realty, LLC.	2094 E. Main Street	0.50
24.13-3-1	2093 Realty, LLC.	2093 E. Main Street	10.00
24.13-3-2	J C Wong Management Corp.	3001 E. Main Street	1.00
24.13-3-3	Rolando R. Delacruz	3003 E. Main Street	1.00
24.13-3-4	Michael F. X. Ryan	3005 E. Main Street	1.00
24.13-3-42	IBIM, LLC.	99 Locust Avenue	3.00
24.13-3-43	Acosta-Landron	2073 E. Main Street	1.50
24.13-3-45	Daniel Montroy	2075 E. Main Street	1.00
24.13-3-47	Iaropolic Const. Corp.	2077 E. Main Street	1.00
24.13-3-5	Dominick Otice	3007 E. Main Street	1.00
24.13-3-50	Doan Property, Inc.	2081 E. Main Street	1.00
24.13-3-55	AAK Realty, LLC.	2085 E. Main Street	10.00
24.13-4-1	JJM Summit Realty, LLC.	0 E. Main Street	0.50
24.13-4-52	JJM Summit Realty, LLC.	1 Jerome Drive	3.00
24.13-5-1	Yorkon Properties Inc. - Key Bank	3000 E. Main Street	1.00
24.13-5-3	Yorkon Properties Inc. - Big Lots	2990 E. Main Street	0.50
24.17-2-12	NWJWW	2065 E. Main Street	0.00
24.17-2-13	JFC Properties	2069 E. Main Street	12.00
24.17-2-14	Con Edison of NY	2067 E. Main Street	0.50



Town of Cortland
 DRAFT Benefit Unit Assessment Role 2024
 Cortland Boulevard West Sewer Improvement Area

24.17-2-2	Marpen, Inc.	2068 E. Main Street	7.00
24.17-2-3	GTY NY Leasing, Inc.	2072 E. Main Street	1.00
24.17-2-4	2071 E. Main, LLC.	2071 E. Main Street	2.00
24.17-2-5	100 Locust Avenue, LLC.	100 Locust Avenue	0.50
24.17-2-6	100 Locust Avenue, LLC.	0 Locust Avenue	1.00
24.9-4-1	Hudwen, LLC.	3009 E. Main Street	12.50
24.9-4-2	3017 E. Main St. Realty, LLC	3017 E. Main Street	18.00
24.9-4-3	Cortlandt Manor EQ II, LLC	3025 E. Main Street	25.00
District Totals			608.50
Rate Per Assessment Unit			\$307.42



Town of Cortland
 Preliminary Benefit Unit Assessment Role 2024
 Dickerson Pond Sewer District

FSBL		Street No.	Street Name	Assessment Units
45.17-1-1.2	Town of Cortland Dickerson Pond Sewage Works Facility	343	Furnace Dock Rd	0
Phase I	Historic			
45.18-1-1	O'Rourke Hugh C	34103	Furnace Dock Rd	1
45.18-1-2	Murphy Michael W	34102	Furnace Dock Rd	1
45.18-1-3	Bacci Ingrid L	34101	Furnace Dock Rd	1
45.18-1-4	Santis Henry & Joanne	34117	Furnace Dock Rd	1
45.18-1-5	Jackson Joanne	34107	Furnace Dock Rd	1
45.18-1-6	De Freitas Robert D	34108	Furnace Dock Rd	1
45.18-1-7	Puglisi Linda D	34109	Furnace Dock Rd	1
45.18-1-8	Bless Stephen J & Nancy	34110	Furnace Dock Rd	1
45.18-1-9	Kissner Lauren Michelle	34111	Furnace Dock Rd	1
45.18-1-10	Mcternan Margaret	34112	Furnace Dock Rd	1
45.18-1-11	Hauben Richard & Ellen	34114	Furnace Dock Rd	1
45.18-1-12	Flanders Martha	34115	Furnace Dock Rd	1
45.18-1-13	Kojen Irene	34116	Furnace Dock Rd	1
45.18-1-14	Tanay-Costa Living Trust	34118	Furnace Dock Rd	1
45.18-1-15	Treadwell D & Scavetta L	34119	Furnace Dock Rd	1
45.18-1-16	Frising Susan J	34120	Furnace Dock Rd	1
45.18-1-17	Glass David	34130	Furnace Dock Rd	1
45.18-1-18	Cragolin Elvira & Kyler	34129	Furnace Dock Rd	1
45.18-1-19	Knock Gary & Barbara	34128	Furnace Dock Rd	1
45.18-1-20	Murphy Judy M & Timothy S	34127	Furnace Dock Rd	1
45.18-1-21	Larkin Lynne	34126	Furnace Dock Rd	1
45.18-1-22	Alexander Patricia	34125	Furnace Dock Rd	1
45.18-1-23	Wang Xiao-Lei	34121	Furnace Dock Rd	1
45.18-1-24	Macri Elvira	34122	Furnace Dock Rd	1
45.18-1-25	Bloom Janet K	34104	Furnace Dock Rd	1
45.18-1-26	Lee Harry W	34105	Furnace Dock Rd	1
45.18-1-27	Trinkoff Donna & Lloyd	34106	Furnace Dock Rd	1
45.18-1-28	Holland Jacqueline	34131	Furnace Dock Rd	1
45.18-1-29	Adinaro Joseph & Venus	34132	Furnace Dock Rd	1
45.18-1-30	Bittner, Penny Frank & Peter	34133	Furnace Dock Rd	1
45.18-1-31	Paris Elaine Revocable Trust	34134	Furnace Dock Rd	1
45.18-1-32	Garcia Dulce Maria	34135	Furnace Dock Rd	1
45.18-1-33	Hills Jonathan	34136	Furnace Dock Rd	1
45.18-1-34	Cohen Steven	34139	Furnace Dock Rd	1
45.18-1-35	Scala Nancy	34138	Furnace Dock Rd	1
45.18-1-36	Takaoka Akira	34137	Furnace Dock Rd	1
45.18-1-37	Di Leone Florence	34143	Furnace Dock Rd	1
45.18-1-38	Nelson Bernis Elizabeth	34140	Furnace Dock Rd	1
45.18-1-39	Mandelkow Thomas	34144	Furnace Dock Rd	1
45.18-1-40	Dielsi John	34141	Furnace Dock Rd	1
45.18-1-41	Loprete Wayne & Barbara	34148	Furnace Dock Rd	1
45.18-1-42	Braunstein L Carol M	34149	Furnace Dock Rd	1
45.18-1-43	Sinha Frances	34145	Furnace Dock Rd	1
45.18-1-44	Swanson Michele	34146	Furnace Dock Rd	1
45.18-1-45	Dobbs Mitchell	34147	Furnace Dock Rd	1
45.18-1-46	Cooper Edward & Leona	34142	Furnace Dock Rd	1
45.18-1-47	Williams Betsy	34123	Furnace Dock Rd	1
Phase I Totals				47



Town of Cortland
Preliminary Benefit Unit Assessment Role 2024
Dickerson Pond Sewer District

Phase II	Lakeside			
45.17-2-2	Chaney Michael Irrev Trust	34150	Furnace Dock Rd	1
45.17-2-2.1	Schifano Natalie Trust	34151	Furnace Dock Rd	1
45.17-2-2.2	Hillis John T	34152	Furnace Dock Rd	1
45.17-2-2.3	Tortella Anthony F	34153	Furnace Dock Rd	1
45.17-2-2.4	Drezga Lyerka B	34154	Furnace Dock Rd	1
45.17-2-2.5	Bruno Theresa A	34155	Furnace Dock Rd	1
45.17-2-2.6	Miller Colin K	34156	Furnace Dock Rd	1
45.17-2-2.7	Galezo Living Trust	34157	Furnace Dock Rd	1
45.17-2-2.8	Di Michele Robin E	34158	Furnace Dock Rd	1
45.17-2-2.9	Deglon Ruth	34159	Furnace Dock Rd	1
45.17-2-2.10	Goldsmith James A & Donna H	34160	Furnace Dock Rd	1
45.17-2-2.11	Carlson Linda K	34161	Furnace Dock Rd	1
45.17-2-2.12	Karas Robert Trust	34162	Furnace Dock Rd	1
45.17-2-2.13	Zeliger Martin & Mona	34163	Furnace Dock Rd	1
45.17-2-2.14	Bitkower Sheldon J & Elsie	34164	Furnace Dock Rd	1
45.17-2-2.15	Kopf Jerome	34165	Furnace Dock Rd	1
45.17-2-2.16	Moshman Stephen E & Norma R	34166	Furnace Dock Rd	1
45.17-2-2.17	Tricamo Sal M & Mary Lou	34167	Furnace Dock Rd	1
45.17-2-2.18	Henderson Patricia M Irrv Trst	34168	Furnace Dock Rd	1
45.17-2-2.19	Hoye Ann L/E	34169	Furnace Dock Rd	1
45.17-2-2.20	Skrivanek Joseph/Elaine Trusts	34170	Furnace Dock Rd	1
45.17-2-2.21	Liebersohn Daniel & Julie	34171	Furnace Dock Rd	1
45.17-2-2.22	Lehmeier Ilse C	34172	Furnace Dock Rd	1
45.17-2-2.23	Rickett Stuart H & Tina C	34173	Furnace Dock Rd	1
45.17-2-2.24	Orton Wanda Cope Trust	34174	Furnace Dock Rd	1
45.17-2-2.25	Karas Cathy J	34175	Furnace Dock Rd	1
45.17-2-2.26	Aguado Family Trust	34176	Furnace Dock Rd	1
45.17-2-2.27	Tropiano Vincent & Marilyn	34177	Furnace Dock Rd	1
45.17-2-2.28	Whitney Eric	34178	Furnace Dock Rd	1
45.17-2-2.29	Goodman Hilda	34179	Furnace Dock Rd	1
45.17-2-2.30	Swee Myra C Irrev Trust	34180	Furnace Dock Rd	1
45.17-2-2.31	Bardach Robert S	34181	Furnace Dock Rd	1
45.17-2-2.32	Eichenberg Charles J	34182	Furnace Dock Rd	1
Phase II Totals				33



Town of Cortland
Preliminary Benefit Unit Assessment Role 2024
Dickerson Pond Sewer District

Phase III		Toll Brothers Phase III - Townhomes		
45.19-1-1.1	Mazzacone Ralph & Linda	1	Goldman Ct	1
45.19-1-1.2	Toll Land Vi Lp	3	Goldman Ct	1
45.19-1-1.3	Schettino Frank & Lynda	5	Goldman Ct	1
45.19-1-1.4	Ambrogio Revocable Liv Trst	7	Goldman Ct	1
45.19-1-1.5	Sullivan Saadia	9	Goldman Ct	1
45.19-1-1.6	Gardner Beverly	11	Goldman Ct	1
45.19-1-1.7	Tuite Claudette & Peter	12	Goldman Ct	1
45.19-1-1.8	Vallabhajosula Shankar	10	Goldman Ct	1
45.19-1-1.9	Marcus Roy & Cherie	8	Goldman Ct	1
45.19-1-1.10	Vellios Leslie R & Paul	6	Goldman Ct	1
45.19-1-1.11	Toll Land Vi Lp	4	Goldman Ct	1
45.19-1-1.12	Toll Land Vi Lp	2	Goldman Ct	1
45.19-1-1.13	Kahn David I & Diane A N	1	Langeloth Dr	1
45.19-1-1.14	Clarke Will A & Danielle M	3	Langeloth Dr	1
45.19-1-1.15	Dharmaraj Glory & Jacob	5	Langeloth Dr	1
45.19-1-1.16	Abrenica Jose P/Ellen R	7	Langeloth Dr	1
45.19-1-1.17	Wagner Gary B	9	Langeloth Dr	1
45.19-1-1.18	Bartok Frank P/Mary Terry	11	Langeloth Dr	1
45.19-1-1.19	Lois Joseph & Jacqueline	12	Bernheimer Ln	1
45.19-1-1.20	Malerba Joseph F & Jie Y	10	Bernheimer Ln	1
45.19-1-1.21	Bassen Stanley M & Susan	8	Bernheimer Ln	1
45.19-1-1.22	Sharp James F & Marks Melissa	6	Bernheimer Ln	1
45.19-1-1.23	Walton Michael/Silva Daniel	4	Bernheimer Ln	1
45.19-1-1.24	Gray Michael	2	Bernheimer Ln	1
45.19-1-1.25	Shoaib Daniyal & Ding Ding	1	Bernheimer Ln	1
45.19-1-1.26	Alvarez Jose E & Girgis Nadine	3	Bernheimer Ln	1
45.19-1-1.27	Gruenwald Abraham/Laurel	5	Bernheimer Ln	1
45.19-1-1.28	Sweitzer Ronald & Dania	7	Bernheimer Ln	1
45.19-1-1.29	Carmody William F/Anne D	9	Bernheimer Ln	1
45.19-1-1.30	Grusko Robin & Barry	11	Bernheimer Ln	1
45.19-1-1.31	Rodenberger Barbara	13	Bernheimer Ln	1
45.19-1-1.32	Cruikshank John D/Deborah	15	Bernheimer Ln	1
45.19-1-1.33	Toll Land Vi Lp	17	Bernheimer Ln	1
45.19-1-1.34	Toll Land Vi Lp	19	Bernheimer Ln	1
45.19-1-1.35	Hudzik Michael J	21	Bernheimer Ln	1
45.19-1-1.36	Toll Land Vi Lp	13	Langeloth Dr	1
45.19-1-1.37	Toll Land Vi Lp	15	Langeloth Dr	1
45.19-1-1.38	Toll Land Vi Lp	17	Langeloth Dr	1
45.19-1-1.39	Toll Land Vi Lp	19	Langeloth Dr	1
45.19-1-1.40	Sylvain Alfred C/Michelle B	21	Langeloth Dr	1
45.19-1-1.41	Jacquemont Yann/Mary Elisa	23	Langeloth Dr	1
45.19-1-1.42	Dougherty Edward J & Anne M	25	Langeloth Dr	1
45.19-1-1.43	Cherian Lincy & Michael Hartman	27	Langeloth Dr	1
45.19-1-1.44	Tucei Brian & Kerry	24	Langeloth Dr	1
45.19-1-1.45	Van Slyke Alexandra K	22	Langeloth Dr	1
45.19-1-1.46	Feliciano Michelle/Israel Jr	20	Langeloth Dr	1
45.19-1-1.47	Toll Land Vi Lp	18	Langeloth Dr	1
45.19-1-1.48	Toll Land Vi Lp	16	Langeloth Dr	1
45.19-1-1.49	Toll Land Vi Lp	14	Langeloth Dr	1
45.19-1-1.50	Vrutsky Mykola	12	Langeloth Dr	1
45.19-1-1.51	Mintz Amanda	10	Langeloth Dr	1
45.19-1-1.52	Polonsky Leonard & Zito	8	Langeloth Dr	1
45.19-1-1.53	Alfarano Rosemarie C/Carl M	6	Langeloth Dr	1
45.19-1-1.54	Joannou Theresa	4	Langeloth Dr	1
45.19-1-1.55	Toll Land Vi Lp	2	Langeloth Dr	1
Phase III Totals				55



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Phase IV	Toll Brothers Phase IV - Townhomes			
45.19-1-1.56	Vallabhajosula Shankar	1	Bonham Ln	1
45.19-1-1.57	Peterson Craig D & Sara M	3	Bonham Ln	1
45.19-1-1.58	Wagner Gary B	5	Bonham Ln	1
45.19-1-1.59	Schwartz Peter J & Mary T	7	Bonham Ln	1
45.19-1-1.60	Yang Yong & Hong Wu	9	Bonham Ln	1
45.19-1-1.61	Parida Debdutta & Ranjan Pritish	11	Bonham Ln	1
45.19-1-1.62	Toll Land Vi Lp	13	Bonham Ln	1
45.19-1-1.63	Toll Land Vi Lp	15	Bonham Ln	1
45.19-1-1.64	Toll Land Vi Lp	17	Bonham Ln	1
45.19-1-1.65	Riker William & Debra	19	Bonham Ln	1
45.19-1-1.66	Toll Land Vi Lp	21	Bonham Ln	1
45.19-1-1.67	Toll Land Vi Lp	23	Bonham Ln	1
45.19-1-1.68	Klein Sandra M Family Trust	25	Bonham Ln	1
45.19-1-1.69	Franks Sidney N & Bonnie J	27	Bonham Ln	1
45.19-1-1.70	Morganstein Edward & Adrien	29	Bonham Ln	1
45.19-1-1.71	Liso Nicholas & Benfante	31	Bonham Ln	1
45.19-1-1.72	Sander Leonard M & Ellen S	33	Bonham Ln	1
45.19-1-1.73	Rosenberg Robert J	35	Bonham Ln	1
45.19-1-1.74	Leffler Robert & Susan	37	Bonham Ln	1
45.19-1-1.75	Caterina Paul & Bonnie	39	Bonham Ln	1
45.19-1-1.76	Bencivenga Leonard & Kathleen	41	Bonham Ln	1
45.19-1-1.77	Rosenblatt Stewart & Mindy	43	Bonham Ln	1
45.19-1-1.78	Arditti Mark & Lin Zimble	45	Bonham Ln	1
45.19-1-1.79	Schmidt Paul	47	Bonham Ln	1
45.19-1-1.80	Coffey Michael A & Sandra	9	Deforest Dr	1
45.19-1-1.81	Simpson Adam Edward	11	Deforest Dr	1
45.19-1-1.82	Gabovich Aleksandr & Ksenia Adamov	13	Deforest Dr	1
45.19-1-1.83	Smith Lester M & Phyllis A	15	Deforest Dr	1
45.19-1-1.84	Flanders Susan & Dickerson Michael	17	Deforest Dr	1
45.19-1-1.85	Hall Thomas & Pe Kessler	19	Deforest Dr	1
45.19-1-1.86	Khoury Living Trust	21	Deforest Dr	1
45.19-1-1.87	Schwartz Edwin I & Debra F	23	Deforest Dr	1
45.19-1-1.88	Demartino James L & Julie A	25	Deforest Dr	1
45.19-1-1.89	Rehring Andrew & Harkins	27	Deforest Dr	1
45.19-1-1.90	Schoenholt Helene	29	Deforest Dr	1
45.19-1-1.91	Peloso Jon D & Rosemarie	31	Deforest Dr	1
45.19-1-1.92	Burke William J Jr & Diana H	33	Deforest Dr	1
45.19-1-1.93	Greco Joseph & Marisol	35	Deforest Dr	1
45.19-1-1.94	Patel Milap & Makawana Deepa	37	Deforest Dr	1
45.19-1-1.95	Sherman Joan	39	Deforest Dr	1
45.19-1-1.96	Aisenbrey Stuart K/Beverly K	41	Deforest Dr	1
45.19-1-1.97	Curtin Thomas & Eileen	1	Hedges Ct	1
45.19-1-1.98	Talbot William & Patricia	3	Hedges Ct	1
45.19-1-1.99	Paulenoff Alan S/Cheryl G	5	Hedges Ct	1
45.19-1-1.100	Etienne Marcillat	7	Hedges Ct	1
45.19-1-1.101	Diggle Bruce & Patricia	9	Hedges Ct	1
45.19-1-1.102	Tendy Sheila	11	Hedges Ct	1
45.19-1-1.103	Blumen Michael & Susan	12	Hedges Ct	1
45.19-1-1.104	Halsall Thomas/Doreen Pagano	10	Hedges Ct	1
45.19-1-1.105	Pellegrino John J & Anita	8	Hedges Ct	1
45.19-1-1.106	Roux Pamela & Bonnet Virginia	6	Hedges Ct	1
45.19-1-1.107	Longo Paul Jr & Murtha Victoria	4	Hedges Ct	1
45.19-1-1.108	Lee Jisoo & Ahra	2	Hedges Ct	1
45.19-1-1.109	Kressner Michael & Debra	12	Binger Way	1
45.19-1-1.110	Zammit Victor J & Kathleen A	10	Binger Way	1
45.19-1-1.111	Crowe John F & Stephanie L	8	Binger Way	1
45.19-1-1.112	Cardellichio Laurel A	6	Binger Way	1



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45.19-1-1.113	Nease Krista J	4	Binger Way	1
45.19-1-1.114	Lena Robert & Carol	2	Binger Way	1
45.19-1-1.115	Wudali Rajeevalochan & Karl	7	Binger Way	1
45.19-1-1.116	Murphy Brian J Jr & Erika	5	Binger Way	1
45.19-1-1.117	Batten Ezekiel Sup Needs Trst	3	Binger Way	1
45.19-1-1.118	Cui Yanning & Yang Xiaomen	1	Binger Way	1
45.19-1-1.119	Joannou Mike & Alexandra R	32	Deforest Dr	1
45.19-1-1.120	Bernbach Linda	30	Deforest Dr	1
45.19-1-1.121	Hrivnak Daniel S	28	Deforest Dr	1
45.19-1-1.122	Burck Robert M & Barbara J	26	Deforest Dr	1
45.19-1-1.123	Toll Land Vi Lp	24	Deforest Dr	1
45.19-1-1.124	Toll Land Vi Lp	22	Deforest Dr	1
45.19-1-1.125	Toll Land Vi Lp	20	Deforest Dr	1
45.19-1-1.126	Toll Land Vi Lp	18	Deforest Dr	1
45.19-1-1.127	Toll Land Vi Lp	16	Deforest Dr	1
45.19-1-1.128	Toll Land Vi Lp	14	Deforest Dr	1
45.19-1-1.129	Chertoff Cori E & Richard E	12	Deforest Dr	1
45.19-1-1.130	Mastrocola Thomas & Lynn	10	Deforest Dr	1
45.19-1-1.131	Garcia Paul & Sriniva Meera	8	Deforest Dr	1
45.19-1-1.132	Hamroff Glenn	6	Deforest Dr	1
45.19-1-1.133	Gain John P & Denise K	4	Deforest Dr	1
45.19-1-1.134	Elias Jason & Birgit K	2	Deforest Dr	1
45.19-1-1.135	Miller Robert & Maureen	1	Deforest Dr	1
45.19-1-1.136	Toll Land Vi Lp	3	Deforest Dr	1
45.19-1-1.137	Toll Land Vi Lp	5	Deforest Dr	1
45.19-1-1.138	Levitz Paul	7	Deforest Dr	1
45.19-1-1.139	Toll Land Vi Lp	18	Bonham Ln	1
45.19-1-1.140	Toll Land Vi Lp	16	Bonham Ln	1
45.19-1-1.141	Toll Land Vi Lp	14	Bonham Ln	1
45.19-1-1.142	Ryder Theodore Jr/Sandra M	12	Bonham Ln	1
45.19-1-1.143	Potenza Robert & Dominica	10	Bonham Ln	1
45.19-1-1.144	Nguyen Peter & Praggastis	8	Bonham Ln	1
45.19-1-1.145	Bernbach Eric & Susan L	6	Bonham Ln	1
45.19-1-1.146	Berman Stephen & Jill H	4	Bonham Ln	1
45.19-1-1.147	Bradley Karen	2	Bonham Ln	1
Phase IV Total				92



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Common				
45.17-2-1	Clubhouse and Pool Dickerson Pond Association	0	Furnace Dock Rd	1
45.19-1-1.148	Toll Land Vi Lp	0	Furnace Dock Rd	0
45.19-1-1.149	Toll Land Vi Lp	0	Furnace Dock Rd	0
45.19-1-1.150	Toll Land Vi Lp	0	Furnace Dock Rd	0
45.19-1-1.151	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0
45.19-1-1.152	Clubhouse Dickerson Pond Assoc Inc	1	Furnace Dock Rd	1
45.19-1-1.153	Detention Pond Toll Land Vi Lp	0	Furnace Dock Rd	0
45.19-1-1.154	Open Space Toll Land Vi Lp	0	Furnace Dock Rd	0
45.19-1-1.161	Open Space Dickerson Pond Assoc Inc	0	Furnace Dock Rd	0
Common Totals				2
SUMMARY OF ASSOCIATIONS				
				Historic 47
				Lakeside 33
				Phase III 55
				Phase IV 92
				Common 2
District Totals				229
Cost/AU				\$ 1,997.00