

BUILDING DEPARTMENT - APPLICATION/PERMIT
VILLAGE OF TUXEDO PARK-LORILARD ROAD-TUXEDO PARK, N.Y. 10987 845-351-4745

PROPERTY LOCATION - SECTION 107 BLOCK 1 LOT 120

OWNER: Michael & Jessica Maresca PROPERTY STREET ADDRESS 6 Lookout Mountain Rd

MAILING ADDRESS 27 Trotters Lane Mahwah, NJ 07430 TELEPHONE 201-687-5700

NATURE OF CONSTRUCTION ☒ NEW ☐ ALTERATION ☐ ADDITION ☐ RECONSTRUCTION
☐ ACCESSARY USE ☐ OTHER-DESCRIBE _____

IF STRUCTURE BRIEF DESCRIPTION 2.5 Story Single Family Home

ESTIMATED COST OF CONSTRUCTION \$1,500,000.00

THE OWNER/AGENT Michael & Jessica Maresca CERTIFIES THAT HE IS THE OWNER OR AGENT OF ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND AND OR BUILDING DESCRIBED IN THE APPLICATION AND IF NOT THE OWNER THAT HE HAS BEEN DULY AND PROPERLY AUTHORIZED TO MAKE THIS APPLICATION AND TO ASSUME RESPONSIBILITY FOR THE OWNER IN CONNECTION WITH THIS APPLICATION AND AGREES THAT THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND STATE OF NEW YORK BUILDING CODES WILL BE COMPLIED WITH AS WELL AS ANY OTHER REGULATIONS RELATING TO THE CONSTRUCTION OR USE OF THE PROPOSED BUILDING AND LAND HERE IN DESCRIBED.

NOTARY: Thomas J Hart 09/15/2025 **** SIGNED 

N.Y.S. REGISTERED ARCHITECT OR LICENSED ENGINEER NAME Lanc & Tully Engineering PC

ADDRESS PO Box 687 Rt-207 Goshen NY 10924 TELEPHONE 845-294-3700

BUILDING OR CONTRACTOR TBD

ADDRESS TBD TELEPHONE TBD

BUILDERS INSURANCE INFORMATION: WORKMENS COMPENSATION # TBD

LIABILITY # TBD

AGENT OR COMPANY TBD

ADDRESS TBD TELEPHONE TBD

VILLAGE CLERK: DATE RECEIVED _____ FEE PAID _____

BUILDING INSPECTOR: PRELIMINARY INSPECTION- ☐ APPROVED ☐ DISAPPROVED ☐

DATE _____ COMMENTS _____

BOARD OF ARCHITECTURAL REVIEW: ☐ APPROVED ☐ DISAPPROVED - DATE _____

SIGNATURES _____

AHRB. COMMENTS _____

BOARD OF TRUSTEES: ☐ APPROVED ☐ DISAPPROVED -- DATE _____

SIGNATURES _____

TRUSTEES COMMENTS: _____

I HAVE EXAMINED THIS APPLICATION AND THE PLANS (BUILDING AND PLOT) THAT ARE A PART OF THIS APPLICATION AND FIND THAT THEY ARE IN COMPLIANCE WITH THE VILLAGE OF TUXEDO PARK ZONING ORDINANCE AND HEREBY ISSUE THIS BUILDING PERMIT.

PERMIT # _____ DATE OF ISSUE _____ EXPIRATION DATE _____

SIGNED-BUILDING INSPECTOR/CODE ENFORCEMENT OFFICER

THOMAS J HART
Notary Public, State of New Jersey
My Commission Expires 7/16/2030



ORANGE COUNTY - STATE OF NEW YORK
KELLY A. ESKEW, COUNTY CLERK
255 MAIN STREET
GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



BOOK/PAGE: 15780 / 1741
INSTRUMENT #: 20250058116

Receipt#: 3430930
Clerk: CH
Rec Date: 09/05/2025 01:21:16 PM
Doc Grp: D
Descrip: DEED
Num Pgs: 6
Rec'd Frm: FORTRESS TITLE AGENCY INC

Party1: TAXIDO PARK MOUNT LLC
Party2: MARESCA JESSICA
Town: TUXEDO-TUXEDO PARK
107-1-120

Recording:

Recording Fee	50.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 All others - State	241.00
RP5217 - County	9.00

Sub Total: 325.00

Transfer Tax
Transfer Tax - State 2520.00

Sub Total: 2520.00

Total: 2845.00

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

***** Transfer Tax *****

Transfer Tax #: 958
Commercial Transfer Tax
Consideration: 630000.00

Transfer Tax - State 2520.00

Total: 2520.00

Payment Type: Check ☐
Cash ☐
Charge ☐
No Fee ☐

Comment: _____

Kelly A. Eskew

Kelly A. Eskew
Orange County Clerk

Record and Return To:

FORTRESS TITLE AGENCY INC
102 CHESTNUT RIDGE RD 2ND FL
MONTVALE, NJ 07645

Bargain and Sale Deed, with Covenants against Grantor's Acts - Individual or Corporation.
CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 26th day of June, 2025,

between TAXIDO PARK MOUNT LLC, a New York limited liability company with an address at 75-44 181st Street, Fresh Meadows, NY 11366, party of the first part, and

JESSICA MARESCA, residing at 27 Trotters Lane, Mahwah, NJ 07430, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and other valuable consideration 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 vacant land situate, lying and being in the Town of Tuxedo Park, County of Orange, State of New York, known as 6 Lookout Mountain Road, Section 107/Block 1/Lot 120, A.K.A. Lot# 3.

[SEE ATTACHED SCHEDULE A LEGAL DESCRIPTION]

BEING and intended to be the same premises conveyed to the grantor herein by Deed from John S. Lindsay III and Michele K. Lindsay to TAXIDO PARK MOUNT LLC dated November 22, 2005 and recorded on February 8, 2006 in the Orange County Clerk's Office in Liber 12079 at Page 938.

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 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 duly executed this deed the day and year first above written.

IN PRESENCE OF

Grantor: TAXIDO PARK MOUNT LLC

By:


Dmitry Yakubov, Member

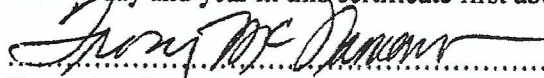
(ACKNOWLEDGMENT BY LIMITED LIABILITY COMPANY)

STATE OF New York)

COUNTY OF Orange) ss

On this 26th day of June, in the year of 2015, before me the undersigned Notary Public in and for said State, personally appeared Dmitry Yakubov, known or identified to me (or proved to me on the oath of....) to be the member, of the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for

Residing at:

My commission expires:

TRACY MCNAMARA
Notary Public, State of New York
Qualified in Orange County
No. 01MC62261912
My Commission Expires Aug. 02, 2026

BARGAIN AND SALE DEED WITH
COVENANTS

Title # NY-2866

Grantor: TAXIDO PARK MOUNT LLC

TO

Grantee: JESSICA MARESCA

ADDRESS: 6 Lookout Mountain Road

SECTION: 107

BLOCK: 1

LOT: 120, A.K.A. #3

COUNTY: Orange

Record and Return to:
Fortress Title Agency, Inc
102 Chestnut Ridge Road, 2nd Fl.
Montvale, NJ 07645