

Since 1938
JOHN J. LEASE
REALTORS®

*Received at
ZBA meeting
1/25/18
[Signature]*

5020 Route 9W • Newburgh, NY 12550 • 845-565-2800 • Fax 845-565-4133

24 January 2018

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh New York 12550

Dear Sirs,

I have been marketing the Darrigo Farm for rent and sale since 6/19/2015. The R-1 zone has been unable to attract any buyers because of the presence of the Retired Hazardous Waste Site and the cost of improvements.

As a rental for commercial farm uses we have been unable to generate any offers as it is too removed from the Exit.

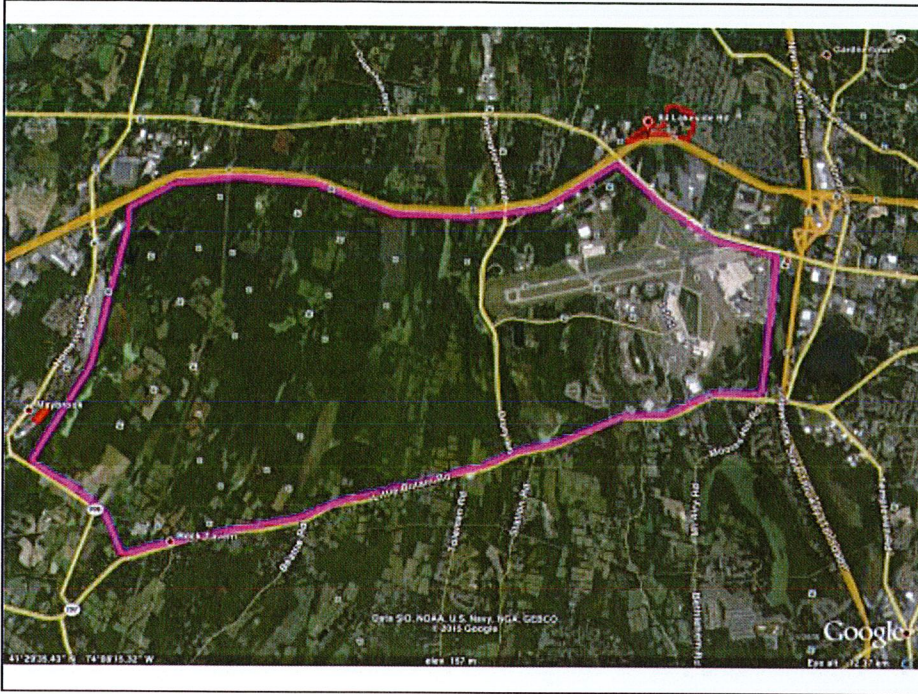
Sincerely,



Jeffrey Lease, Associate Broker

Properties for Lease

1 84 Lakeside Road, Newburgh, NY 12550



Property Details

Total Space Available	60.10 AC
Rental Rate Mo	\$346.64 /AC/Mo
Min. Divisible	20 AC
Max. Contiguous	63.40 AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Lot Size	60.10 AC
Tax ID/APN	334600.086.000-0001-096.000/0000
Zoning Description	Interchange Business
Features	Electricity/Power - Central Hudson Gas & Electric Water - Town of Newburgh Telephone - Verizon Cable - Verizon or Time Warner
Status	Active

Property Notes

Lots

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	60.10 AC	\$346.64 /AC/Mo	20 AC	63.40 AC		Now	The last large piece with frontage, visibility and access from I-84 in the Newburgh Corridor	

Property Description

Largely level with two distinct and compact elevation changes. Open field or lightly wooded, this property is easy to visualize.

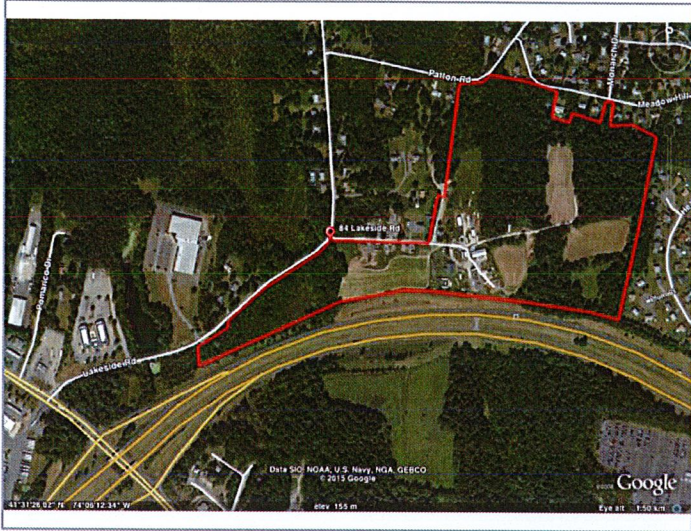
Location Description

What a spot! Stewart Airport, Fed-Ex, US Post Office, Pilot Oil Entry drive 0.52 mile of I-84 Exit 6. Half a mile of frontage on I8-4

Highlights

60 Acres at Exit 6 I-84	Half a Mile of Interstate Frontage	From Ramp to Entry is 1/2 Mile
Lightly rolling to Level Site of Farm Fields	The Center of Activity in The Hudson Valley	Next to Airport and NYS Thruway

Photos



Nicholas J.
Johannets, CPA

*file - received
2 B/A meetings
1/25/18
[Signature]*

515 Coldenham Rd., Walden, NY 12586

(845) 564-2940 Fax (845) 564-1421

January 24, 2017

Town of Newburgh
Zoning Board of Appeals
308 Gardnertown Road
Newburgh New York 12550

Dear Sirs,

I have reviewed, The Darrigo Revocable Trust, with Daniel Darrigo Trustee and there has never been enough income from the farm to show profit since the inception of the Trust on March 31, 2001. For this reason the Trust has never filed a tax return. There have never been distributions to the beneficiaries. It is unlikely under the current use given the expense of taxes and insurance that there will be in the foreseeable future.

The property has in fact operated in a deficit. Its current state is unsustainable as a profitable entity and will not long endure.

Sincerely,

Nicholas J. Johannets CPA

Nicholas J. Johannets, CPA

[Signature]

The Darrigo Revocable Trust
Trustee, Daniel Darrigo

[Signature]
Witnessed *Marcella Clarke*

[Signature]

Notarized

24th day of Jan, 2018

