

## EXHIBIT 7

### Summary of Petition Deficiency Comments

---

124 comments received and reviewed. Six of the comments contained substantive issues with on petition deficiencies. These comments are:

- A. Comment # 1- John Furst (Town of Woodbury)
- B. Comment # 2- Steve Neuhaus (Orange County)
- C. Comment # 4- Dan Richmond (United Monroe)
- D. Comment # 29- Mary Bingham
- E. Comment # 63- Judith Mayle (MWCSD BOE)
- F. Comment # 77- Noelle Wolfson (Town of Blooming Grove)

#### Comment Details

##### **A. Comment # 1- John Furst (Town of Woodbury)**

###### a. 507 Petition

- i. some of the information needs to be updated because a few of the signatories do not match the records provided on the website for the Orange County (see exhibit A to letter)
- ii. entire petition is stale given the passage of time
- iii. corporate resolutions or other authorizations should be produced to confirm the signatories were authorized to sign on behalf of other individuals
- iv. assessed values for all the proposed parcels to be annexed should be updated to reflect the assessment roll for 2015
- v. discrepancies between the assessed values stated in the petition and the 2013 records maintained on the County's Website(see exhibit B)
- vi. whether the persons signing the petition represent the owners of a majority in assessed value of the proposed area to be annexed
- vii. parcels proposed to be annexed are not included in the description in "Exhibit A" of the petition, but are included in the map attached as "Exhibit B" to the petition (17 parcels inadequately described in Exhibit C)
- viii. Specific deficiencies:
  - 1. Incorrect name spelling-
    - a. Ex. A ¶¶ 1, 3, 11, 13, 14
  - 2. purported land owners listed in petition do not match county records-
    - a. 1-1-26.1: C- Ernes 1, LLC, P: Isador Landau
    - b. 1-2-8.222: C- Beth Freund, P: Leopold Freund

- c. 1-2-8.11: C- Pincus J. Strulovitch, P: Joseph Strulovitch
  - d. 1-2-13: C- Resi Mittelman, P: Akiva Klein (unsigned)
  - e. 66-1-1.-1: C- 282 Mountainville Drive LLC, P: Joel Reisman
  - f. 66-1-1.-2: C- 282 Mountainville Drive LLC, P: Joel Reisman
3. Different name, same signature
    - a. 1-3-12, 1-2-8.11
  4. Multiple record owner, but not all sign
    - a. 1-3-14.21: C- Amazon Realty & Burdock Realty
    - b. 1-3-15: C- Amazon Realty & Burdock Realty
    - c. 1-3-40: C- Amazon Realty & Burdock Realty
    - d. 43-5-3.2: C- Henry Weinstock & Chana Weinstock, P: Henry Weinstock
    - e. 65-1-25: Joel Brach & Helen Brach, P: Joel Brach
  5. Authorization of signor to sign on behalf of company
    - a. 1-3-14.21: C- Amazon Realty & Burdock Realty
    - b. 1-3-15: C- Amazon Realty & Burdock Realty
    - c. 1-3-40: C- Amazon Realty & Burdock Realty
    - d. 66-1-1.-1: 282 Mountainville Drive LLC, P: Joel Reisman
    - e. 66-1-1.-2: 282 Mountainville Drive LLC, P: Joel Reisman
  6. Incorrect Assessment Values
    - a. 1-1-16: P- 20.7K, C-20.4K
    - b. 1-1-20: P- 100K, C- 95.4K
    - c. 1-2-11.12: P-57K, C- 11.2K
    - d. 1-2-32.11: P-69.3K, C: 84K
    - e. 1-2-32.211: P-61.1K, C-64.2K
    - f. 1-3-12: P- 69.5K, C-82.6K
    - g. 1-3-17.1: P- 71.4K, C- 14K
    - h. 43-1-2: P-22K, C: 72.1K
    - i. 43-5-6: P-61.1K, C: 64.3K
    - j. 1-2-30.51: P- 61.1K, 70.8K
  7. Parcels included in Petition Exhibit B/C but not A:
    - a. 1-1-11.22
    - b. 43-1-13
    - c. 43-1-14
    - d. 43-3-6
    - e. 43-4-1
    - f. 43-4-3
    - g. 43-4-4

- h. 43-5-10
- i. 43-5-11
- j. 1-1-11.21
- k. 1-1-4.2
- l. 1-1-4.32
- m. 43-1-15
- n. 59-2-1.-1
- o. 59-2-2.-2
- p. 59-2-1.-3
- q. 65-1-32

8. Creation of Island Parcels

- a. 1-1-4.1
- b. 1-1-15
- c. 1-1-25.1
- d. 1-1-40
- e. 1-2-30.2
- f. 1-2-30.3
- g. 1-2-30.4
- h. 1-2-30.9
- i. 1-2-32.3
- j. 2-1-2.4
- k. 2-1-4.3
- l. 2-1-5.221
- m. 43-1-3
- n. 43-1-4
- o. 43-1-5
- p. 43-5-12
- q. 59-1-1.1
- r. 59-1-1.-2
- s. 2-1-2.4
- t. 2-1-27
- u. 2-1-26.222

b. 164 Petition

- i. corporate resolutions or other authorizations should be produced to confirm the signatories were authorized to sign on behalf of other individuals (See exhibit d)
- ii. the total sum of the assessed values listed in the petition is inaccurate. assessed values for all the proposed parcels to be annexed should be

updated to reflect the assessment roll for 2015 since the annexation proceeding is likely to extend beyond July 1, 2015

iii. Specific deficiencies:

1. Multiple record owner, but not all sign
  - a. 1-3-14.21: C- Amazon Realty & Burdock Realty
  - b. 1-3-15: C- Amazon Realty & Burdock Realty
  - c. 1-3-40: C- Amazon Realty & Burdock Realty
  - d. 1-2-8.11: C: 2 owners, P- Pincus J. Strulovitch
  - e. 1-3-1.3: 4 record owners, 3 have signed
2. Authorization of signor to sign on behalf of record owner
  - a. 1-3-14.21: C- Amazon Realty & Burdock Realty
  - b. 1-3-15: C- Amazon Realty & Burdock Realty
  - c. 1-3-40: C- Amazon Realty & Burdock Realty
  - d. 1-3-1.3: C-4 record owners, P- 3 have signed
  - e. 1-2-8.222: C- Beth Freund, P- Leopold Freund
3. Creation of Island Parcels
  - a. 1-3-16.1
  - b. 1-3-16.2
  - c. 2-1-4.31
  - d. 2-1-5.221
  - e. 2-1-24
  - f. 2-1-27
  - g. 2-1-26.222

**B. Comment # 2- Steve Neuhaus (Orange County)**

- a. SBLs listed in Petition do not match current County records (due to subsequent subdivisions)
  - i. P: 43-3-1, C: 59-2-1.-1, 59-2-1.-2, 59-2-1.-3
- b. Parcels included in Petition Exhibit C but not A:
  - i. See Letter Ex. A
- c. No notice to County for Gonzaga Park
  - i. 1-1-5

**C. Comment # 4- Dan Richmond (United Monroe)**

- a. 507 Petition
  - i. Unqualified signatures
    1. Corporate Signatures from invalid corporations

- a. Konitz Estates (1-2-30.7)
  - b. Congregation Lanzut (1-1-47.232)
  - c. Bias Yisroel Congregation (1-2-32.12)
  - d. Atkins Brothers Inc. (43-1-12)
2. Multiple record owners, but not all sign
- ~~a. 1-3-14.21: C Amazon Realty & Burdock Realty<sup>1</sup>~~
  - ~~b. 1-3-15: C Amazon Realty & Burdock Realty~~
  - ~~c. 1-3-40: C Amazon Realty & Burdock Realty~~
3. Authorization of signer to sign o.b.o. company
- ~~a. 1-3-14.21: C Amazon Realty & Burdock Realty~~
  - ~~b. 1-3-15: C Amazon Realty & Burdock Realty~~
  - ~~c. 1-3-40: C Amazon Realty & Burdock Realty~~

ii. Territory Description deficiencies

1. Petition Ex. B and C have 177 parcels, but Ex. A has 164. In B/C but not A:
- a. 1.1-4.2
  - b. 1-1-4.32
  - c. 1-1-11.21
  - d. 1-1-11.22
  - e. 43-1-1
  - f. 43-1-13
  - g. 43-1-14
  - h. 43-1-15
  - i. 43-3-6
  - j. 43-4-1
  - k. 43-4-3
  - l. 43-4-4
  - m. 43-5-10
  - n. 43-5-11
2. Parcels in A but not C
- a. 43-1-11
3. Parcels improperly identified in both Ex. A and C
- a. 1-2-1
  - b. 1-2-3.3
  - c. 59-2-1.1
  - d. 56-1-1.1
  - e. 56-1-1.2

---

<sup>1</sup> Strikethrough font indicates deficiency was raised in a prior written comment.

- f. 61-1-1.1
- g. 61-1-1.2
- h. 62-1-1.1
- i. 62-1-1.2
- j. 63-1-1.1
- k. 63-1-1.2
- l. 65-1-27
- m. 65-1-5
- n. 65-1-6
- o. 66-1-1.1
- p. 66-1-1.2

b. 164 Petition

i. Unqualified signatures

1. Corporate Signatures from invalid corporation

- a. Upscale 4 Homes Corp. (65-1-32) (not active)
- b. Bakertown Realty (1-3-1.3) (record owner = HES 11-07 trust)

2. Multiple record owners, but not all sign

- ~~a. 1-3-14.21: C Amazon Realty & Burdock Realty~~
- ~~b. 1-3-15: C Amazon Realty & Burdock Realty~~
- ~~c. 1-3-40: C Amazon Realty & Burdock Realty~~

~~3. Authorization of signer to sign o.b.o. company~~

- ~~a. 1-3-14.21: C Amazon Realty & Burdock Realty~~
- ~~b. 1-3-15: C Amazon Realty & Burdock Realty~~
- ~~c. 1-3-40: C Amazon Realty & Burdock Realty~~

ii. Territory Description deficiencies

- 1. Petition Ex. A has 72 parcels, but Ex. C has 71. In A, but not C:
  - a. 1-2-1
- 2. Parcels improperly identified in both Ex. A and C
  - ~~a. 61-1-1.1~~
  - ~~b. 61-1-1.2~~

**D. Comment # 29- Mary Bingham**

a. 507 Petition

- i. Petition (Appx. D at 45) includes 2 properties w/o SBL# (Bakertown Realty, Jacob Bandua Trust)

1. need SBLs
2. Need assessed values,
3. amend affirmation showing 8 signatures

**E. Comment # 63- Judith Mayle (MWCSD BOE)**

a. 507 Petition

i. general deficiencies:

1. 177 petitions signing on same day seems suspicious
2. signatures not authenticated until 4 days later is improper

ii. written alterations to petition w/o authentication

1. 2-1-9.1
2. 2-1-4.21
3. 1-1-39
4. 45-1-6
5. 43-2-5
6. 43-5-6
7. 1-2-8.11
8. 1-2-8.21
9. 1-2-27
10. 1-1-49
11. 1-1-22.1
12. 1-1-25.4
13. 1-2-31.1
14. 1-2-6
15. 1-1-23
16. 1-3-14.2
17. 1-3-15
18. 1-3-40
19. 2-1-1
20. 43-1-12
21. 1-1-25.2
22. 1-2-32.12
23. 1-1-25.3
24. 65-1-27
25. 65-1-28

iii. Multiple record owners, but not all sign:

- ~~1. 43-5-3.2~~
- ~~2. 65-1-25~~
3. 1-2-30.1

~~4. 1-3-14.21~~

~~5. 1-3-15~~

iv. Lack of authorization to sign obo record owner

1. 1-2-8.11

2. 1-3-12

v. no assessed value

1. 1-1-52

vi. Petition signor is same as witness

1. 56-1-1.1

vii. Incorrect number of signatures witnessed

1. Appx D at 11

2. Appx D at 20

viii. Incorrect property owner

1. 1-2-32.12

2. 43-3-1

ix. Incorrect territory description

1. Parcels in A but not C

~~a. 43-1-11~~

2. Parcels improperly identified in both Ex. A and C

~~a. 1-1-4.2~~

~~b. 1-1-4.32~~

~~c. 1-1-11.21~~

~~d. 1-1-11.22~~

~~e. 43-1-13~~

~~f. 43-1-14~~

g. 43-1-15

~~h. 43-3-6~~

~~i. 43-4-1~~

~~j. 43-4-3~~

~~k. 43-4-4~~

~~l. 43-5-10~~

~~m. 43-5-11~~

b. 164 Petition

i. general deficiencies:



1. all petitioner signing on same day seems suspicious
  2. signatures not authenticated until 4 days later is improper
  3. handwritten alterations to signature pages
- ii. Incorrect number of signatures witnessed
    1. Appx D at 45
  - iii. same signature for different people
    1. ~~1-2-8.11~~
    2. ~~1-3-12~~
  - iv. Multiple record owners, but not all sign:
    1. ~~1-3-1.3~~
  - v. SBL does not exist
    1. 65-1-32
  - vi. Parcels included in Petition Exhibit A but not B/C:
    1. ~~1-2-1~~

**F. Comment # 77- Noelle Wolfson (Town of Blooming Grove)**

- a. Owners of street right of way not accounted for
- b. discrepancy between zoning map and annexation map boundaries