



John C. Sullivan, Esq.
Kevin C. Sullivan, Esq.
Doreen Sullivan, Esq.

2127 Crompond Road
Suite 204
Cortlandt Manor, NY 10567
tel 914 592 7300
fax 914 592 8152

VIA EMAIL

June 20, 2024

Honorable Brian Pugh, Mayor
Mr. Bryan T. Healy, Village Manager
Mr. Daniel O'Connor, Village Engineer
1 Van Wyck Street
Croton-On-Hudson, NY 10520

RE: Neil & Nicole Graham - 33 Mount Green Rd., Croton-on-Hudson, NY 10520 (the "Premises")

Dear Messrs. Pugh, Healy and O'Connor:

My office represents Neil and Nicole Graham in connection with the sale of the above referenced premises (the "Premises"). In connection with the sale, the purchasers obtained a survey of the Premises. Please see attached survey dated April 22, 2024, prepared by Howard W. Weeden, PLC, PC (the "Survey"). Please note on the eastern side of the Premises that there is a rectangular piece of property (the "Rectangle Area") that essentially serves as an extension of Jasper Road. Please also note that the driveways of the two parcels to the east of the Premises (Malik and Buck as depicted on the Survey) cross over the Rectangle Area in order to gain access to Jasper Road.

In connection with the title search that was performed relating to this sale, it was determined that neither the Malik parcel nor the Buck parcel have easements over the Rectangle Area. I have been advised that the Village has maintained the Rectangle Area for many years.

I recently had the opportunity to discuss this matter with Mr. O'Connor, and the idea of dedicating the Rectangle Area to the Village was discussed as a way to provide the Malik and Buck parcels legal access to Jasper Road.

I have discussed this matter with my clients, and they have asked that I formally offer/request that the Rectangle Area be dedicated to the Village. Naturally, they are prepared to comply with any requirements that the Village may have in connection with this process.

I would be happy to discuss any questions or concerns that you may have and thank you for your consideration of this request.

Yours truly,

A handwritten signature in black ink, appearing to read "John C. Sullivan". The signature is written in a cursive style with a small mark above the final "n".

John C. Sullivan, Esq.

