

Town of Philipstown Planning Board

**Meeting Agenda
Butterfield Library, Cold Spring, New York 10516
October 15, 2015
7:30 PM**

Pledge of Allegiance
Roll Call

Gex – Lot line change – 24 Hummingbird Lane, Garrison, NY: Letter from Luke Hilpert dated September 30, 2015

Hudson Highlands Reserve – Conservation subdivision application – Horton Road and East Mountain Road No., Cold Spring: Conservation analysis report

Olspar LLC – Site plan application – 2700 Route 9, Cold Spring: Amended site plan application

John and Kimberly Sabatini – Site plan and special use permit – 101 Dicks Castle Road, Garrison, NY: Submission of plans from Badey & Watson + *materials from Highlands Architecture*

Adjourn

Anthony Merante, Chairman

Note: All items may not be called. Items may not always be called in order.

THE HILPERT LAW OFFICES

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CROTON-ON-HUDSON, NY 10520

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ROBERT J. HILPERT, ESQ.
LUKE P. HILPERT, ESQ.

JEFFREY P. ROGAN, ESQ.

LAURA L. STEDMAN, PARALEGAL

September 30, 2015

COLD SPRING OFFICE
68 MAIN STREET
COLD SPRING, NY 10516
TEL: 845 265-4949
FAX: 845 265-4951

Anthony Merante, Chairman
Town of Philipstown Planning Board
Attn: Ann Gallagher
238 Main Street
P.O. Box 155
Cold Spring, NY 10516

Re: Evelyn Gex -- Lot Line Adjustment
24 Hummingbird Lane, Garrison, NY 10524

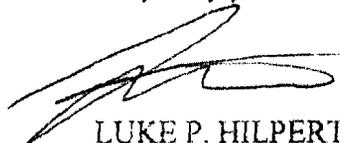
Dear Mr. Merante:

This will confirm my conversation yesterday with Ann Gallagher, and in furtherance of our September 18th letter requesting that the 24 Hummingbird Lane lot line adjustment be added to the October agenda for request of additional extension -- in the event that one is needed. Based on our discussion, Ms. Gex has paid the outstanding escrow balance of \$957.75 and delivered an additional \$1,000.00 to the Town to be held in escrow for expenses pending resolution of this matter.

Also, I would like to advise the Board that the Putnam County Health Department has been to the property on at least two occasions and they observed both soil perk testing and deep hole tests. In addition, the engineer, Peter Gregory, provided the Board of Health with a code compliant system for their review. We are hopeful that we will have an answer prior to the next meeting and if we do, we will contact the Board to advise of same.

Please contact my office if you require anything further.

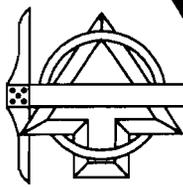
Very truly yours,



LUKE P. HILPERT

LPHlls

Cc: Ms. Evelyn Gex (via email)



BADEY & WATSON

Surveying & Engineering, P.C.

Land Surveying
Civil Engineering
Laser Scanning
GPS Surveys
Site Planning
Subdivisions
Landscape Design

3063 Route 9, Cold Spring, New York 10516
(845)265-9217 (877)3.141593 (NY Toll Free) (845)265-4428 (Fax)
email: info@badey-watson.com website: www.badey-watson.com

Glennon J. Watson, L.S.
John P. Delano, P.E.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.

Robert S. Miglin, Jr., L.S.
Mary Rice, R.L.A., Consultant
Peter Meisler, L.S., Consultant
George A. Badey, L.S., (1973-2011)

October 1, 2015

Hon. Anthony Merante, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: OLSPAN - Approval of Amended Site Plan

Dear Mr. Merante and Honorable Board Members:

We submit herewith:

- 13 copies of Amended Site Plan Application (Minor) prepared for OLSPAN, LLC, dated October 1, 2015;
- 13 copies of Sheet 1 Amended Site Plan prepared for OLSPAN, LLC, Existing Conditions, dated October 1, 2015
- 13 copies of Sheet 2 Amended Site Plan prepared for OLSPAN, LLC, Constraints Analysis, dated October 1, 2015;
- 13 copies of Sheet 3 Amended Site Plan prepared for OLSPAN, LLC, Removal Plan, dated October 1, 2015;
- 13 copies of Sheet 4 Amended Site Plan prepared for OLSPAN, LLC, Site Plan, dated October 1, 2015;
- 13 copies of Sheet 5 Amended Site Plan prepared for OLSPAN, LLC, Site Details, dated October 1, 2015
- 13 copies of Utilities Shed (Sheet A-108) prepared by Miguel Quismondo, RA, dated July 30, 2015

We look forward to your consideration in this matter at the October 15, 2015 Planning Board meeting.

Yours truly,
BADEY & WATSON,
Surveying & Engineering, P.C.

by
Glennon J. Watson, L.S.

GJW/bms
cc: Nancy Olnick-Spanu
Giorgio Spanu
Miguel Quismondo

Owners of the records of:

- ◆ Joseph S. Agnoli ◆ Barger & Hustis ◆ Burgess & Behr ◆ Roy Burgess ◆ Vincent Burruano ◆ Hudson Valley Engineering Company ◆ G. Radcliff Hustis ◆
- ◆ Peter R. Hustis ◆ J. Wilbur Irish ◆ James W. Irish, Jr. ◆ Douglas A. Merritt ◆ E.B. Moebus ◆ Reynolds & Chase ◆ General Jacob Schofield ◆
- ◆ Sidney Schofield ◆ Steven J. Shaver ◆ Allan Smith ◆ Taconic Surveying and Engineering ◆ D. Walcutt ◆

Town of Philipstown
238 Main Street
Cold Spring New York 10516

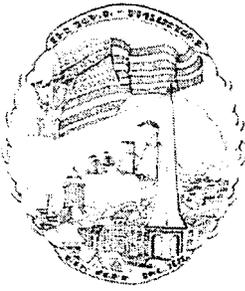
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: Amended Site Plan prepared for OLSPAN, LLC

Date: Oct. 1, 2015



Town of Philipstown

Planning Board
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- Fax (845) 265-2687

Application for Planning Board Special Use & Site Plan Approval

Date: Oct. 1, 2015

TM# 38.-3-24.2

Project Name: Amended Site Plan prepared for OLSPAN, LLC

Street Address: 2700 Route 9 Cold Spring, NY 10516

Fee Amount: _____

Received: _____

Bond Amount: _____

Received: _____

Applicant:

Name OLSPAN, LLC

Address 235 East 87th Street Apt. 1L
New York, NY 10128

Telephone 212-517-5252

Tenant:

Name -

Address -
-

Telephone -

Design Professional:

Badey & Watson Surveying & Engineering, P.C.

Address 3063 Route 9
Cold Spring, NY 10516

Telephone 845-265-9217

Property Owner

Name OLSPAN, LLC

Address 235 East 87th Street Apt. 1L
New York, NY 10128

Telephone 212-517-5252

TM# 38.-3-24.2 _____

Project Name: Amended Site Plan prepared for OLSPAN, LLC

Project Description: Enlargement of existing commercial building for use as a warehouse previously approved.

Applicant seeks approval of Amended Plan which will add storage and utility structure (115x15), subsurface propane tanks (24x1000 gal.), and subsurface water storage for fire suppression system.

ZONING INFORMATION

175-7 Zoning District: OC

175-10 Proposed Use: Warehouse for storage of personal property, and caretakers residence.

Proposed Accessory Use(s): _____

175-7 Overlay Districts on the property:

Yes or No

175-13 Floodplain Overlay District – NFIP Map ----- (FPO) No

175-18.1 Mobile Home Overlay District ----- (MHO) No

175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO) No

175-15 Scenic Protection Overlay ----- (SPO) No

175-16 Aquifer Overlay District ----- (AQO) Yes (Regional)

175-18 Open Space Conservation Overlay District ----- (OSO) No

175-35 Within 100 foot buffer of Wetlands or Watercourse ----- Yes

175-36 Steep Terrain ----- No

175-36 Ridge Line Protection ----- No

175-37 Protection Agricultural----- No

TM# 38.-3-24.2

Project Name: Amended Site Plan prepared for OLSPAN, LLC

175-11 Density and Dimensional Regulations

Zoning District _____	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	50 ft.	N/A	N/A		
Measured from the travel way County/State	100 ft	93.1	93.1 (pre-exists)		
Minimum side yard setback	20 ft	73.1	21.3		-
Minimum side yard setback (2)	-	-	-		
Minimum side yard setback (3)	-	-	-		
Minimum rear yard setback	35 ft	129.2	122.0		
Maximum impervious surface coverage	60%	22%	23%		
Maximum height	40 ft	-	-		
Maximum footprint non-residential structures	200,000 sf	10,798 sf	21,199 sf		

SUBMISSION:

13 copies with **one electronic file in .pdf format** of the following;

1. Pre-Application meeting decision and comments
2. Application
3. Proof of Ownership
4. Site Plan
5. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
6. An agricultural data statement as defined in §175-74, if required by §175-37C.
7. The Site Plan application fee, as established by the Town Board and any required escrow deposit for review costs, as required by the Planning Board.
8. FEE: _____ Received: _____
9. Escrow: _____ Received: _____

Town of Philipstown Town Code Chapter 175

ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW

§175-60 PURPOSE AND APPLICABILITY

A. It is the policy of the Town of Philipstown to allow a variety of uses of land, provided that such uses do not adversely affect neighboring properties, the natural environment, or the rural and historic character of the Town. Many uses are therefore permitted only upon issuance of a Special Permit by the Planning Board, in order to ensure that these uses are appropriate to their surroundings and consistent with the purposes of this Chapter. Some uses are allowed by right, subject only to Site Plan approval (see Use Table in §175-10). Communication towers, soil mines, and certain solar and wind energy facilities (see §175-30E (2)) require a Special Permit issued by the Zoning Board of Appeals. Adult entertainment uses and uses not listed on the Use Table (if not prohibited by §175-10C) require a Special Permit issued by the Town Board. In reviewing Special Permit applications, the Town Board and Zoning Board of Appeals shall follow the procedures and standards established for the Planning Board in this Article IX.

B. Accessory uses or structures used in connection with a Special Permit or Site Plan use shall be subject to the same approval requirements as the principal structure or use. Accessory structures used in connection with an institutional use in the IC district are governed by the provisions in §175-10J.

C. Minor and Major Projects

In order to tailor the scope of a project review to the scale of a project, applications are divided into two categories, major and minor. In recognition of their lesser impact, minor projects involve simpler application materials, a more streamlined review process, and less detailed findings requirements, while major projects undergo a more detailed and rigorous review procedure because of their greater impact. The classification of major and minor only applies to projects that require site plan or special permit review. This classification system does not apply to development allowed by right without review by the Planning Board, Zoning Board of Appeals, or Town Board.

1. A Minor Project is a Special Permit or Site Plan application for a project that does not exceed any of the following thresholds (over a five-year period):

- a. Construction of four multi-family dwelling units or a lodging facility with six bedrooms.
- b. Construction of facilities or structures for a non-residential use covering 3,000 square feet of building footprint.
- c. Alteration of existing structures or expansion of such structures by 1,000 square feet.
- d. Conversion of existing structures totaling 5,000 square feet to another use.
- e. Alteration and active use of 10,000 square feet of land, with or without structures.
- f. Construction of a structure that is 50 feet in height above average grade level (provided that it otherwise complies with this Chapter or is the subject of an area variance).

2. A Major Project is a Special Permit or Site Plan application exceeding any of the Minor Project thresholds.

D. In reviewing any project subject to special permit or site plan approval, the reviewing board should consider —Putnam County Pathways: A Greenway Planning Program Linking Putnam’s Open Space, Historic, Cultural and Economic Resources,|| as amended from time to time, as a statement of land use policies, principles and guides.

175-62 A. PRE-APPLICATION MEETINGS.

Before filing an application, a preliminary conference with the Zoning Administrative Officer and/or the Town Planner is required to discuss the nature of the proposed use and to classify it as a major or minor project. If the Zoning Administrative Officer classifies the project as a major project, a preliminary meeting with the Planning Board is required to discuss the nature of the proposed use and to determine the information that will need to be submitted in the site plan.

175-67 PROCEDURE FOR MINOR PROJECT SITE PLAN APPROVAL

The procedure for Minor Project Site Plan approval by the Planning Board shall be the same as prescribed in §175-66 for Major Projects, except for the following:

A. A short-form Environmental Assessment Form (EAF) will normally be required. If the application is classified as a "Type I" action under the State Environmental Quality Review Act, a long-form EAF shall be required. The Planning Board, at its discretion, may require the long-form Environmental Assessment Form for any application categorized as "unlisted" under SEQRA.

B. A Minor Project application fee established by the Town Board shall be paid, and an escrow deposit may be required to cover review costs at the discretion of the Planning Board.

C. A Minor Project Site Plan application shall contain the following information. For non-agricultural structures, the Planning Board may request additional information listed in §175-65B if the Board deems it essential to conduct an informed review. Minor Project Site Plan application materials may be prepared by a licensed professional engineer, surveyor, architect, or landscape architect, but the Planning Board shall not require this unless the services of such professionals are necessary to provide accurate information or are otherwise required by law.

SITE PLAN CHECK LIST

 x 1. A sketch of the parcel on a location map (e.g. a tax map) showing boundaries and dimensions of the parcel and identifying contiguous properties that are within 200 feet of the proposed structure and any known easements or rights-of-way and roadways.

 x 2. Existing features of the site lying within 200 feet of the proposed structure, including land and water areas, water or sewer systems, and the approximate location of all structures within 200 feet of the proposed structures.

 x 3. The proposed location and arrangements of structures and uses on the site, including means of ingress and egress, parking, and circulation of traffic.

 x 4. A sketch of any proposed structures (including signs), showing exterior dimensions and elevations of front, side, and rear views; copies of available blueprints, plans, or drawings.

 x 5. A concise description of the project describing the intended use of proposed structures (including signs) and any changes in the existing topography and natural features.

 x 6. The name and address of the applicant and any professional advisors, and the authorization of the owner if the applicant is not the owner.

 x 7. If the parcel contains a stream, wetland, or floodplain, a copy of the floodplain map and wetland map that corresponds with the boundaries of the property.

D. No public hearing is required for a Minor Project Site Plan. The Planning Board may, in its sole discretion, hold a public hearing following the procedures in §175-66 F. If no public hearing is held, the Planning Board shall give notice to the Putnam County Department of Planning and Development and to farm operators as required in §175-62 E and F and render a decision within 45 days of its receipt of a complete Site Plan application.

A minor project site plan shall be referred to the Conservation Board if it is located within the OSO, WSO, SPO, or FPO Districts, or within a Visible Ridgeline No-Build Area or a Hillside Protection Area. The Conservation Board shall have 20 days to report its recommendations to the Planning Board after which time the Planning Board may act without receiving a recommendation. The Planning Board shall take the Conservation Board's recommendations into consideration and if it does not follow such recommendations, it shall provide a written explanation of its reasons for not doing so.

In order to approve a minor project site plan, the Planning Board must find that the proposal is generally consistent with the criteria in §175-65 D and will not adversely affect neighboring properties.

175-65 D. Criteria

In reviewing Site Plans, the Planning Board shall ensure that the application complies with all applicable provisions of this Chapter, including the environmental performance standards in §175-40. The Planning Board shall also consider apply the criteria set forth below. The Planning Board may also refer for non-binding guidance to the three-volume set of illustrated design guidelines published by the New York Planning Federation in 1994, entitled *Hamlet Design Guidelines*, *Building Form Guidelines*, and *Rural Design Guidelines*. The Planning Board may also refer to the —Design Handbook|| adopted by the Philipstown Planning Board as advisory guidelines for the Route 9 Corridor as well as any other design guidelines that it adopts from time to time as non-binding advisory material. In applying the criteria contained in this subsection and the reference documents above, the Planning Board shall take into consideration the location, character, and context of proposed development and adapt these criteria to the setting (*e.g.* rural, hamlet, institutional, suburban, industrial) as appropriate.

1. Layout and Design

 x a. To the maximum extent practicable, development shall be located to preserve the natural features of the site and to avoid wetland areas, steep slopes, significant wildlife habitats, and other areas of environmental sensitivity. The placement and design of buildings and parking facilities shall take advantage of the site's topography, existing vegetation, and other pertinent natural features. The Planning Board may require that an applicant prepare a conservation analysis as described in §175-20A of this Chapter.

 x b. All structures in the plan shall be integrated with each other and with adjacent structures and shall have convenient access between adjacent uses. Structures shall, where practical, be laid out in the pattern of a traditional hamlet.

 x c. Except for retail and service businesses that require visibility, the visual impact of structures from public roads shall be minimized through the use of vegetative screening, topography, and colors that blend with the natural surroundings. Structures that are visible from public roads shall be compatible with each other and with traditional structures in the surrounding area in architecture, design, massing, materials, proportion, texture, color, and placement. Building components such as windows, roof lines and pitch, doors, eaves, and parapets shall be compatible with historic structures in the Town. Vertical, double-hung windows and steeply pitched roofs are encouraged but will not be required. Rooftop and ground level mechanical equipment shall be screened from public view using materials harmonious with the building, or shall be located where they are not visible from any public ways or other adjacent properties.

d. Where appropriate, setbacks shall maintain and continue the existing setback pattern of surrounding properties.

e. The Planning Board shall encourage the creation of landscaped parks or squares easily accessible by pedestrians.

f. Trademarked architecture which identifies a specific company by building design features shall be prohibited, unless the applicant can demonstrate that the design is compatible with the historic architecture of the Town or the Building Form Guidelines.

g. Impacts on historic and cultural resources shall be minimized.

h. Newly installed utility service systems and service modifications necessitated by exterior alterations shall be installed underground. When feasible, existing aboveground utility service systems shall be placed underground.

i. Buildings shall have a finished exterior on all sides.

j. Metal buildings that are principal buildings (larger than a small storage building in an unobtrusive location) shall be of color consistent with earth tones; shall have sufficient fenestration and trim to break continuums of metal wall areas; and shall have brick, stone, wood trim or composite materials providing a similar appearance, and features combined with the basic metal enclosure. A complete package of elevations shall accompany any proposal for a metal building.

2. Landscaping and screening. Landscaping shall be provided and permanently maintained as follows:

a. All areas of the lot not covered by buildings and other structures, outside storage and approved paving shall be suitably landscaped with trees and/or shrubs, lawns or other suitable landscaping or shall be left as natural terrain, if not disturbed by filling, grading or excavation.

b. In the HC and OC districts, a strip of land not less than 20 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 20 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into a dense evergreen buffer strip within five years.

c. In the M district, a strip of land not less than 30 feet in width and located in the area required for a building setback from a residence district boundary line, or all of such setback area on the lot if less than 30 feet in width, shall be left and maintained in its natural state if already wooded or shall be landscaped with evergreen trees planted to grow into a dense evergreen buffer strip within five years.

d. Off-street parking and loading areas shall be provided with landscaped planting islands within or border landscaping adjacent to such area in such a manner as to enhance the appearance of the area. Any parking area accommodating 20 or more cars shall be provided with not less than one tree for each 20 cars or fraction thereof, which trees shall be not less than three inches diameter at breast height and 10 feet in height.

e. Landscaping, including grading, provided in the area required for a building setback from the street line or center line of U.S. Route 9 shall be of a type, size and height as to avoid obstruction of minimum sight lines along the highway as well as from access driveways onto the highway, whether located on the lot or any other lot, as specified by the State Department of Transportation.

f. All landscaping materials shall be of a type and/or species suitable for the location of the lot in the Town and suitable for the soil conditions on the lot and shall be planted and maintained in accordance with good landscaping practice. Landscaping shall be designed to facilitate conservation of the environment and preservation

of community aesthetic character. This shall be accomplished through the use of native plant material and the retention of existing natural vegetation, thereby reducing or eliminating the need for irrigation, pesticides, herbicides, and fertilizers.

g. All landscaping, including growing materials, that are specified on an approved landscape plan for a site shall be well maintained to carry out the intent of the landscape plan. Failure to maintain healthy landscaping associated with a site plan approval will be a violation of said approval.

h. Trees, shrubs and other plant materials which die or are otherwise not in a condition to fulfill the approved landscape plan shall be replaced in the next planting season by similar plant material.

i. Fences and walls used for landscaping and screening shall be made of natural materials such as wood, stone or brick or otherwise effectively landscaped.

j. Landscaping shall be an integral part of the entire project area and shall buffer the site from and/or integrate the site with the surrounding area, as appropriate.

k. Existing native tree stock eight or more inches in diameter at breast height shall be protected and preserved to the extent possible to retain valuable community natural resources and promote energy conservation by maximizing the cooling and shading effects of trees. The preservation of mature plant species, hedge rows, wetlands, and woodlots shall be encouraged and included as a design element in the development of the site.

l. If deemed appropriate for the site by the Planning Board, shade trees at least six feet tall and two-inch caliper shall be planted and maintained at 20- to 40-foot intervals along roads at a setback distance acceptable to the Highway Superintendent.

3. Parking, Circulation, and Loading

a. Roads, driveways, sidewalks, off-street parking, and loading space shall be safe, and shall encourage pedestrian movement.

b. Vehicular and pedestrian connections between adjacent sites shall be provided to encourage pedestrian use and to minimize traffic entering existing roads. The construction of connected parking lots, service roads, alleys, footpaths, bike paths, and new public streets to connect adjoining properties shall be required where appropriate.

c. Off-street parking and loading standards in §175-38 shall be satisfied.

d. Access from and egress to public highways shall be approved by the appropriate highway department, including Town, County, and State.

e. All buildings shall be accessible by emergency vehicles.

f. Parking spaces shall have wheel stops or curbs to prevent injury to trees and shrubs planted in landscaped islands.

g. Bicycle parking spaces and racks shall be provided in an area that does not conflict with vehicular traffic. Designated van/car pool parking, and other facilities for alternatives to single occupancy vehicle use shall be provided wherever possible.

h. In developments where links to schools, churches, shopping areas, trails, greenbelts, and other public facilities are feasible, or where a trail connection is recommended in the Comprehensive Plan or in a Town Open Space Plan, a trail corridor shall be reserved on the approved Site Plan for this purpose.

4. Reservation of Parkland

_____ For any Site Plan containing residential units, the Planning Board may require the reservation of parkland or payment of a recreation fee pursuant to Town Law, §274-a(6).

5. Outside Storage

Any areas for outside storage (including temporary storage of waste materials; storage and display of merchandise, supplies, machinery and other materials; and outside manufacture, processing or assembling of goods; but excluding areas for parking of registered motor vehicles in daily use) shall be shown on the site plan and located and screened as follows:

a. In the HC and OC districts, outside storage areas shall not extend into the area required for a building setback from a street line or from the center line of U.S. Route 9, as determined under § 175-30(J), or from a residential district boundary line. Outside storage shall be enclosed (except for necessary access drives) by buildings and/or fences, walls, embankments or evergreen shrubs or trees so as to screen the storage area from view from any other adjacent lot or any street. In no case shall the height of outside storage exceed the height of the approved screening. Screening shall be of a density as to be at least 75% effective in screening such view, at the time of occupancy, except that when evergreens are used, such height and density shall be achieved within five years after establishment of the outside storage area.

b. Outside storage on properties in the HC or OC districts shall not exceed 20% of the lot area located in such district.

_____ c. In the M District, outside storage areas shall not extend into the area required for a building setback from a property line, or a residence district boundary line, and shall not exceed 15% of the lot area located in the industrial M District.

6. Miscellaneous Standards

a. Buildings and other facilities shall be designed, located, and operated to avoid causing excessive noise on a frequent or continuous basis.

_____ b. Drainage of the site shall recharge ground water to the extent practicable. The peak rate of surface water flowing off-site shall not increase above pre-development conditions and shall not adversely affect drainage on adjacent properties or public roads.

_____ c. Applicable requirements for proper disposal of construction and demolition waste shall be satisfied, and any necessary permits or agreements for off-site disposal shall be obtained.

d. No materials shall be placed below the finished grade of a site other than utilities, sand, gravel, rocks, and soil that are uncontaminated by any solid waste or hazardous materials. Materials that were previously contaminated and have been reconditioned shall not be permitted under this Subsection (e), except that decontaminated material may be used as a base for road or parking lot construction, provided that such decontaminated material does not pollute groundwater or surface water.

e. Structures shall be located, constructed, and insulated to prevent on-site noise from interfering with the use of adjacent properties. Similarly, buildings shall be situated to prevent off-site noise from intruding on new development. Methods for blocking noise shall be used where appropriate, and shall include fencing, walls, and natural buffers, such as berms and landscape planting with trees and large shrubs.

f. Lighting shall comply with the standards in §175-40L.

ADJOINERS LIST
FOR
OLSPAN, LLC

38.-3-63
MILLER, AMANDA
43 Armando Rd
Cold Spring, NY 10516

38.-3-61
NEGRIN, VIVIAN
45 Hofstra Drive
Plainview, NY 11803

38.-3-13.1
JORDAN, ALLEN
24 White Rocks Ln
Cold Spring, NY 10516

39.-2-20
COOPER, JOEL
120 Rockwald Rd
Cold Spring, NY 10516

38.-3- 9 & 10
MCGUIRK, BARBARA A
PO Box 152
Cold Spring, NY 10516

39.-2-19
ELDRIDGE, PAUL
100 Rockwald Rd
Cold Spring, NY 10516

38.-3-25
ROCKWELL, MARION
PO Box 985
Fort Montgomery, NY 10922

38.-3-23
LOIS REALTY LLC
c/o Joseph F Lois Jr
300 Corporate Dr. Suite 1
Blauvelt, NY 10913

38.-3-64
State Road Storage LLC
3504 Rt 9
Cold Spring, NY 10516

38.-3-58
VIVENZIO, ARMANDO
21 Armando Rd
Cold Spring, NY 10516

39.-2-18
CANFIELD, ROBERT E
PO Box 220
Cold Spring, NY 10516

38.-3-16
CALIENDO, KATIE M
339 Rt 301
Cold Spring, NY 10516

38.-3-13.2
DILELLO, FERNANDO
10 White Rocks Ln
Cold Spring, NY 10516

39.-2-21.4
GOREVIC , ROGER
60 Round Hill Rd
Cold Spring, NY 10516

39.-2-21.1, 21.2 & 21.3
FADDEN, CHRISTOPHER
Attn.: Cyberchron
PO Box 160
Cold Spring, NY 10516

38.-3-62
DELANEY, NANCY L
2757 Rt 9
Cold Spring, NY 10516

38.-3-59
VILLETTO VAUGHAN
HAMMOND CO.
70 Frazier Road
Garrison, NY 10524

38.-3-28
VENTURA, RICKY NELSON
1 Lane Gate Rd
Cold Spring, NY 10516

38.-3-8
SHEEHAN, ROBERT W
1220 Park Ave
New York, NY 10128

38.-3-14
KIRSTEIN, CHARLES D
349 Route 301
Cold Spring, NY 10516

38.-3-27
HARRISON PARK ASSOCIATES
83 Park Lane
West Harrison, NY 10604

38.-3-66
ANASTASI, FRANK J
2779 Route 9
Cold Spring, NY 10516

38.-3-60
THORPE, TERRANCE J
2753 Rt 9
Cold Spring, NY 10516

38.-3-62
DELANEY, NANCY L
2757 Rt 9
Cold Spring, NY 10516

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

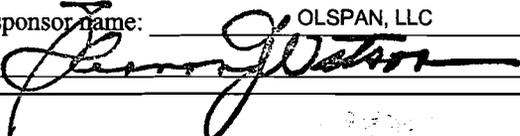
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">Approval of Amended Site Plan prepared for OLSPAN, LLC</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">2700 Route 9D Cold Spring, NY</p>			
Brief Description of Proposed Action: Enlargement of existing commercial building for use as a warehouse.(previously approved). Plan will add storage & utility structure (115x15) subsurface propane tanks (2x1000) gal. and subsurface water storage for fire suppression system.			
Name of Applicant or Sponsor: <p style="text-align: center;">OLSPAN, LLC</p>		Telephone: 212-348-6800 E-Mail: giorgio@olnickspanu.com	
Address: <p style="text-align: center;">235 East 87th Street Apt. 1L</p>			
City/PO: <p style="text-align: center;">New York</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">10128</p>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: County Planning 239 Referral, Philipstown Planning Board			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		5.5 acres	
b. Total acreage to be physically disturbed?		0.53 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		5.0 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: OLSPAN, LLC Date: Oct. 1, 2015
 Signature:  Surveyor for Applicant



Dennis J Sant, County Clerk
Putnam County Office Building
40 Glenside Avenue, Room 100
Carmel, New York 10512



ACS-00000000336938-00000000696988-004

Endorsement Page

Document # 1501020 Drawer # 02 Recorded Date: 05/30/2014
Document Type: DEED COM OR VACANT Book 1951 Page 130 Recorded Time: 11:26:30 AM
Document Page Count: 4 Receipt # 8481

PRESENTER:
GRANITE TITLE
155 NORTH MAIN STREET
GR-29669R
NEW CITY, NY 10956

RETURN TO:
GRANITE TITLE
155 NORTH MAIN STREET
GR-29669R
NEW CITY, NY 10956

PARTIES

GRANTOR
CF DIVERSIFIED CORP

GRANTEE
OLSPAN LLC

FEE DETAILS

Consideration: \$1,250,000.00
1501020
DEED COM OR VACANT 4 40.00
TP-584 1 5.00
CULTURAL EDUCATION 15.00
RP-5217 COMMERCIAL 250.00
RECORD MANAGEMENT 5.00
TRANSFER TAX 5,000.00
AMOUNT FOR THIS DOCUMENT: 5,315.00
RETT # 000001648

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

DENNIS J. SANT
PUTNAM COUNTY CLERK

①

NY 005 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 22nd day of May, in the year 2014
BETWEEN

CF DIVERSIFIED CORP., 2700 Route 9, P.O. Box 160, Cold Spring, New York 10516, by Christopher Fadden,
Secretary, pursuant to Resolution of Board of Directors of CF Diversified Corp. Authorizing Sale of Real Estate, dated
May 15, 2014.

a New York Corporation

T.T.
\$5000.-

party of the first part, and

OLSPAN LLC, 1 East End Avenue, New York, New York 10075.

a New York limited liability company

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 land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York, that is more particularly bounded and described in the annexed Schedule A.

Tax Map Designation

Dist

Sec. 38

Blk 3

Lot(s) 24,2

Being and intended to be a portion of the premises conveyed to the party of the first part by a deed from CF Diversified and Christopher Fadden dated February 13, 1998 and recorded February 13, 1998 in Liber 1419 page 181.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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 of the 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:

Christopher Fadden

CF Diversified Corp. by Christopher Fadden

NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.

Title No.: GR2013-29669R

SCHEDULE A

Parcel I

ALL that certain plot, piece and parcel of land situate, lying and being in the Town of Philipstown, County of Putnam and State of New York that is shown and designated as Parcel A-2 on a subdivision map titled "Final Subdivision Plat Showing the Further Subdivision of Parcel A" prepared by Glennon J. Watson, LS, Badey and Watson Surveying & Engineering, P.C. dated April 30, 2013 and filed in the Office of the Putnam County Clerk on November 4, 2013 as Map No. 2714A.

TOGETHER with an unrestricted and unconditional easement for vehicular and pedestrian access over Parcel II and Road Hill Road, also known as Vineyard Road, a private road owned by the grantors and subject to the Road Maintenance Agreement, dated May 22 2014.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Westchester } ss.:

On the 22 day of May in the year 2014
before me, the undersigned, personally appeared
Christopher Jackson, President, CF Diversified Corp.
personally known to me or proved to me on the basis of satisfactory
evidence to be the individual(s) whose name(s) is (are) subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon
behalf of which the individual(s) acted, executed the instrument.

William J. Florence, Jr.
Notary Public, State of New York
No. 30-1258235
in Westchester County
Date May 30, 2014
Notary Public

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared _____

the subscribing witness to the foregoing instrument, with whom I am
personally acquainted, who, being by me duly sworn, did depose and
say that he/she/they reside(s) in _____

(if the place of residence is in a city, include the street and street number,
if any, thereof): that he/she/they know(s) _____

to be the individual described in and who executed the foregoing
instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed
his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of _____ } ss.:

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared _____
personally known to me or proved to me on the basis of satisfactory
evidence to be the individual(s) whose name(s) is (are) subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), and that by his/her/their
signature(s) on the instrument, the individual(s), or the person upon
behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ONLY:
(Out of State or Foreign General Acknowledgment Certificate)

_____ } ss.:

On the _____ day of _____ in the year _____
before me, the undersigned, personally appeared _____

personally known to me or proved to me on the basis of satisfactory
evidence to be the individual(s) whose name(s) is (are) subscribed to the
within instrument and acknowledged to me that he/she/they executed
the same in his/her/their capacity(ies), that by his/her/ their signature(s)
on the instrument, the individual(s), or the person upon behalf of which
the individual(s) acted, executed the instrument, and that such individual
made such appearance before the undersigned in the _____

(Insert the city or other political subdivision and the state or country or
other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRANTOR'S ACTS

Title No. GR2013-29669R

CF DIVERSIFIED CORP.

TO

OLSPAN LLC

DISTRICT

SECTION 38

BLOCK 3

LOT 24.2

COUNTY OR TOWN of Philipstown

RECORDED AT REQUEST OF

National Granite Title Insurance Agency, Inc.

RETURN BY MAIL TO

National Granite Title
Insurance Agency, Inc.

155 North Main Street
New City, New York 10956
Tel. 845-639-1415
Fax 845-639-1239

Steven M. Silverstein, Esq.
Schwartz and Silverstein, LLP
254 South Main Street
New City, New York 10956

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

INSTRUCTIONS(RP-5217-PDF-INS) www.orps.state.ny.us

FOR COUNTY USE ONLY

C1. SWIS Code 372689

C2. Date Deed Recorded 5/30/14
Month Day Year

C3. Book 1951 C4. Page 130



New York State Department of Taxation and Finance

Office of Real Property Tax Services

RP-5217-PDF

Real Property Transfer Report (8/10)

PROPERTY INFORMATION

1. Property Location 2700 Route 9
* STREET NUMBER * STREET NAME

Philipstown 10516
* CITY OR TOWN VILLAGE * ZIP CODE

2. Buyer Name OLSPAN LLC
* LAST NAME/COMPANY FIRST NAME

3. Tax Billing Address
 Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of form)

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels OR Part of a Parcel (Only if Part of a Parcel) Check as they apply:
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

5. Deed Property Size N 5.00
* FRONT FEET * DEPTH * ACRES

6. Seller Name CF DIVERSIFIED CORP.
* LAST NAME/COMPANY FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 F. Commercial
 8. Ownership Type is Condominium
 9. New Construction on a Vacant Land
 10A. Property Located within an Agricultural District
 10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 09/11/2013

12. Date of Sale/Transfer 05/22/2014

13. Full Sale Price 1,250,000.00
(Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations) Please round to the nearest whole dollar amount

14. Indicate the value of personal property included in the sale 0.00

15. Check one or more of these conditions as applicable to transfer:
 A. Sale Between Relatives or Former Relatives
 B. Sale between Related Companies or Partners in Business
 C. One of the Buyers is also a Seller
 D. Buyer or Seller is Government Agency or Lending Institution
 E. Deed Type not Warranty or Bargain and Sale (Specify Below)
 F. Sale of Fractional or Less than Fee Interest (Specify Below)
 G. Significant Change in Property Between Taxable Status and Sale Dates
 H. Sale of Business is Included in Sale Price
 I. Other Unusual Factors Affecting Sale Price (Specify Below)
 J. None

Comment(s) on Condition:

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

16. Year of Assessment Roll from which information taken (YY) 14 17. Total Assessed Value 318,900

18. Property Class 710 19. School District Name Haldane Central

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional Identifier(s))
38.-3-24.2

CERTIFICATION

I Certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments

SELLER SIGNATURE
Christopher J. Judd 5-22-14
SELLER SIGNATURE DATE

BUYER SIGNATURE

BUYER SIGNATURE DATE

BUYER CONTACT INFORMATION
(Enter information for the buyer. Note if buyer is LLC, society, association, corporation, joint stock company, estate or entity that is not an individual agent or fiduciary, then a name and contact information of an individual/responsible party who can answer questions regarding the transfer must be entered. Type or print clearly.)

* LAST NAME FIRST NAME

* AREA CODE * TELEPHONE NUMBER (E: 999999)

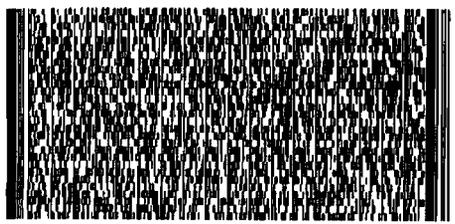
* STREET NUMBER * STREET NAME

* CITY OR TOWN * STATE * ZIP CODE

BUYER'S ATTORNEY

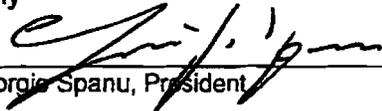
Silverstein Steven
LAST NAME FIRST NAME

(845) .638-9400
AREA CODE TELEPHONE NUMBER (E: 999999)



BUYER:

**OLSPAN LLC, a New York limited liability
company**

By: 
Giorgio Spanu, President



Michael C Bartolotti, County Clerk
Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512



ACS-00000000362225-00000000732072-004

Endorsement Page

Document # 1501392 Drawer # 02 Recorded Date: 06/24/2015
Document Type:DEED COM OR VACANT Book 1982 Page 478 Recorded Time: 8:40:58 AM
Document Page Count: 4 Receipt # 10305

PRESENTER:

GRANITE TITLE
155 NORTH MAIN STREET
GR-29669
NEW CITY,NY 10956

RETURN TO:

GRANITE TITLE
155 NORTH MAIN STREET
GR-29669
NEW CITY,NY 10956

PARTIES

GRANTOR
CF DIVERSIFIED CORP

GRANTEE
OLSPAN LLC

FEE DETAILS

1501392		
DEED COM OR VACANT	4	40.00
TP-584	1	5.00
CULTURAL EDUCATION		15.00
RP-5217 COMMERCIAL		250.00
RECORD MANAGEMENT		5.00
CROSS REFERENCE	1	.50
PROCESSING FEE	1	1.00
AMOUNT FOR THIS DOCUMENT:		316.50
RETT #	000001947	

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

NY 905 - Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet) (NYBTU 8002)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the as of 29th day of April May, in the year 2015

BETWEEN
CF DIVERSIFIED CORP., a New York Corporation,

2700 Route 9
P. O. Box 160
Cold Spring, New York 10516

party of the first part, and

OLSPAN LLC, a New York Limited Liability Company,
1 East End Avenue
New York, New York 10075

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 land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Phillipstown, County of Putnam and State of New York, that is more particularly bounded and described in the annexed Schedule A.

THIS IS A CORRECTION DEED. This deed is intended to correct an error in the description in the deed made by CF DIVERSIFIED CORP., a New York Corporation, to OLSPAN LLC, a New York Limited Liability Company, dated May 22, 2014 and recorded May 30, 2014 as Document ID No. 1501019. Liber 1951 Page 126

BEING AND INTENDED TO BE a portion of the premises conveyed to the party of the first part by a deed from CF DIVERSIFIED CORP. and Christopher Fadden dated February 13, 1998 and recorded February 13, 1998 in Liber 1419 page 181.

TOGETHER with all right, title and interest, if any, of the party of the first part of, 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 incumbered 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 of the 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:


CF DIVERSIFIED CORP.. BY Christopher Fadden

Tax Map Designation

Dist.

Sec. 38

Blk. 3

Lot(s) p/o
pl 24. 2

NATIONAL GRANITE TITLE INSURANCE AGENCY, INC.

Title No.: GR2013-29669R

SCHEDULE A

Parcel II

ALL that certain plot, piece and parcel of land situate, lying and being in the Town of Philipstown, County of Putnam and State of New York that is shown and designated as a portion of Parcel A-1 on a subdivision map titled "Final Subdivision Plat Showing the Further Subdivision of Parcel A" prepared by Glennon J. Watson, LS, Badey and Watson Surveying & Engineering, P.C. dated April 30, 2013 and filed in the Office of the Putnam County Clerk on November 4, 2013 as Map No. 2714A and more particularly bounded and described as the following:

BEGINNING at the Southeast corner of Parcel A-2 on the aforementioned subdivision map and running the following three courses and distances:

- (1) North 86 degrees 05 minutes 25 seconds East, 32.98 feet;
- (2) North 83 degrees 59 minutes 59 seconds East, 41.33 feet;
- (3) North 85 degrees 34 minutes 06 seconds East, 25.79 feet to a point on the westerly side of Round Hill Road;

THENCE along the westerly side of Round Hill Road North 02 degrees 30 minutes 00 seconds West 166.91 feet;

THENCE continuing along the westerly side of Round Hill Road on a curve to the right having a radius of 330.00 feet a distance of 41.62 feet;

THENCE North 85 degrees 16 minutes 25 seconds West a distance of 103.44 feet to a pin set in the westerly line of Parcel A-2;

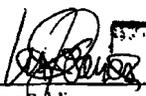
THENCE along the westerly line of Parcel A-2, South 2 degrees 30 minutes 00 seconds East 225.64 feet to the point or place of BEGINNING.

TOGETHER with an unrestricted and unconditional easement for vehicular and pedestrian access over Round Hill Road, also known as Vineyard Road, a private road owned by the grantors, but SUBJECT to the access easement granted to the owner of Parcel I which said easement shall continue to remain even if Parcel I and Parcel II shall have different owners and subject to the Road Maintenance Agreement dated May 22, 2014.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ONLY:

State of New York, County of Westchester) ss.:

On the 29 day of May in the year 2015 before me, the undersigned, personally appeared Christopher Fadden personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.


Notary Public
WILLIAM J. FLORENCE, JR
Notary Public, State of New York
No. 80-1256235
Qualified in Westchester County
Commission Expires Nov 30, 2017

ACKNOWLEDGMENT FORM FOR USE WITHIN NEW YORK STATE ONLY:
(New York Subscribing Witness Acknowledgment Certificate)

State of New York, County of) ss.:

On the day of in the year before me, the undersigned, personally appeared

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number, if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

USE ACKNOWLEDGMENT FORM BELOW WITHIN NEW YORK STATE ON

State of New York, County of)

On the day of in the year before me, the undersigned, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGMENT FORM FOR USE OUTSIDE NEW YORK STATE ON
(Out of State or Foreign General Acknowledgment Certificate)

(Complete Venue with State, Country, Province or Municipality)

On the day of in the year before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/ their signature on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the

(Insert the city or other political subdivision and the state or country other place the acknowledgment was taken).

BARGAIN & SALE DEED

WITH COVENANTS AGAINST GRAN TOR'S ACTS

TITLE NO. GR2013-29669R

CF DIVERSIFIED CORP., A NY Corporation

TO

OLSPAN LLC, A NY Limited Liability Company

DISTRICT
SECTION 38
BLOCK 3
LOT p/o 24.2
COUNTY OR TOWN

RECORDED AT REQUEST OF
National Granite Title Insurance Agency, Inc.
RETURN BY MAIL TO

National Granite Title Insurance Agency, Inc.
155 North Main Street
New City, New York 10956
Tel. 845-639-1415
Fax 845-639-1239



RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

FOR COUNTY USE ONLY

C1. SWS Code 372689
C2. Date Deed Recorded 6/24/15
C3. Book 1982 C4. Page 478



New York State Department of Taxation and Finance
Office of Real Property Tax Services
RP- 5217-PDF
Real Property Transfer Report (RP10)

PROPERTY INFORMATION

1. Property Location 2700 Route 9 Philipstown 10516
2. Buyer Name OLSPAN LLC
3. Tax Billing Address
4. Indicate the number of Assessment Roll parcels transferred on the deed 1 # of Parcels
5. Deed Property Size
6. Seller Name CF Diversified Corp.

7. Select the description which most accurately describes the use of the property at the time of sale:
F. Commercial
Check the boxes below as they apply:
8. Ownership Type is Condominium
9. New Construction on a Vacant Land
10A. Property Located within an Agricultural District
10B. Buyer received a disclosure notice indicating that the property is in an Agricultural District

SALE INFORMATION

11. Sale Contract Date 09/11/2013
12. Date of Sale/Transfer 05/22/2014
13. Full Sale Price 0.00
14. Indicate the value of personal property included in the sale 00

18. Check one or more of these conditions as applicable to transfer:
A. Sale Between Relatives or Former Relatives
B. Sale between Related Companies or Partners in Business
C. One of the Buyers is also a Seller
D. Buyer or Seller is Government Agency or Lending Institution
E. Deed Type not Warranty or Bargain and Sale (Specify Below)
F. Sale of Fractional or Less than Fee Interest (Specify Below)
G. Significant Change in Property Between Taxable Status and Sale Dates
H. Sale of Business is Included in Sale Price
I. Other Unusual Factors Affecting Sale Price (Specify Below)
J. None

ASSESSMENT INFORMATION - Data should reflect the latest Final Assessment Roll and Tax Bill

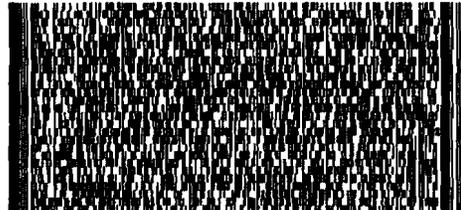
16. Year of Assessment Roll from which information taken(YY) 14
17. Total Assessed Value 418,900
18. Property Class 710
19. School District Name Haldene Central
20. Tax Map Identifier(s)/Roll Identifier(s) (if more than four, attach sheet with additional Identifier(s))
38 - 3 - 24.2 p10

CERTIFICATION

I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and I understand that the making of any willful false statement of material fact herein subject me to the provisions of the penal law relative to the making and filing of false instruments.

SELLER SIGNATURE
BUYER SIGNATURE
By: Nancy Olnick Spanu, sole member

BUYER CONTACT INFORMATION
OLSPAN LLC
1 EAST END AVENUE
NEW YORK NY 10075
BUYER'S ATTORNEY
SILVERSTEIN STEVEN
845 638-9400





HIGHLANDS ARCHITECTURE pllc

3212 ROUTE 9
COLD SPRING, NY 10516
(845) 809-5976 office
highlandsarchitecture.com

Letter of Transmittal

Date: 01 October 2015

To: Town of Philipstown Planning Board

Attn: Mr. Anthony Merante - Planning Board Chairman

Re: 101 Dick's Castle Road

We are sending you via *Hand Delivered*:

Date	Copies	Number	Content
7/2/2015	13		Health Department Bedroom Count Review Letter
9/30/2015	13		Revised Architectural Drawings
10/1/2015	13		Engineering Drawings (Site & Civil)
9/29/2015	1	158	Escrow replenishment = \$3,000

These are transmitted:

- For your use For approval For building department submittal
- As requested For review For referral to ZBA

Please contact me with any questions, comments, or to review this project further.

Thank you.



Justin R. Kacur, Architect

Cc: file

ALLEN BEALS, M.D., J.D.
Commissioner of Health



MARYELLEN ODELL
County Executive

ROBERT MORRIS, P.E., MPH
Director of Environmental Health

DEPARTMENT OF HEALTH

1 Geneva Road, Brewster, New York 10509

Phone # (845) 808-1390 Fax # (845) 278-7921

July 20, 2015

Highlands Architecture
291 Main Street, Suite 3
Beacon, NY 12508

Re: Addition - A-107-15
101 Dicks Castle Road
(T) Philipstown, T.M. 60.-1-11

To whom it may concern:

I have received and reviewed the plans for the proposed addition to the above mentioned residence. Based on the information submitted, the above mentioned addition cannot be approved for the following reasons.

1. The room titled gymnasium is considered a potential bedroom.
2. The legal bedroom count for the dwelling is four. The potential bedroom count of your proposed addition is five.
3. The addition of a potential bedroom requires this Department's approval of a revised septic system plan from a professional engineer.

Please revise the proposed floor plan to reflect no more than four potential bedrooms, or have a professional engineer or registered architect design a sub-surface sewage treatment system meeting present code requirements.

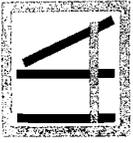
If you have any questions, please contact me at (845) 808-1390, ext. 43261.

Sincerely,

A handwritten signature in black ink that reads "Gene D. Reed".

Gene D. Reed
Principal Engineering Aide

GDR:cml
cc: BI, (T) Philipstown



HIGHLANDS
ARCHITECTURE
plc

130 COLTIO
COLD SPRING, NY 10516
645.609.5976 OFFICE
highlandsarch.com

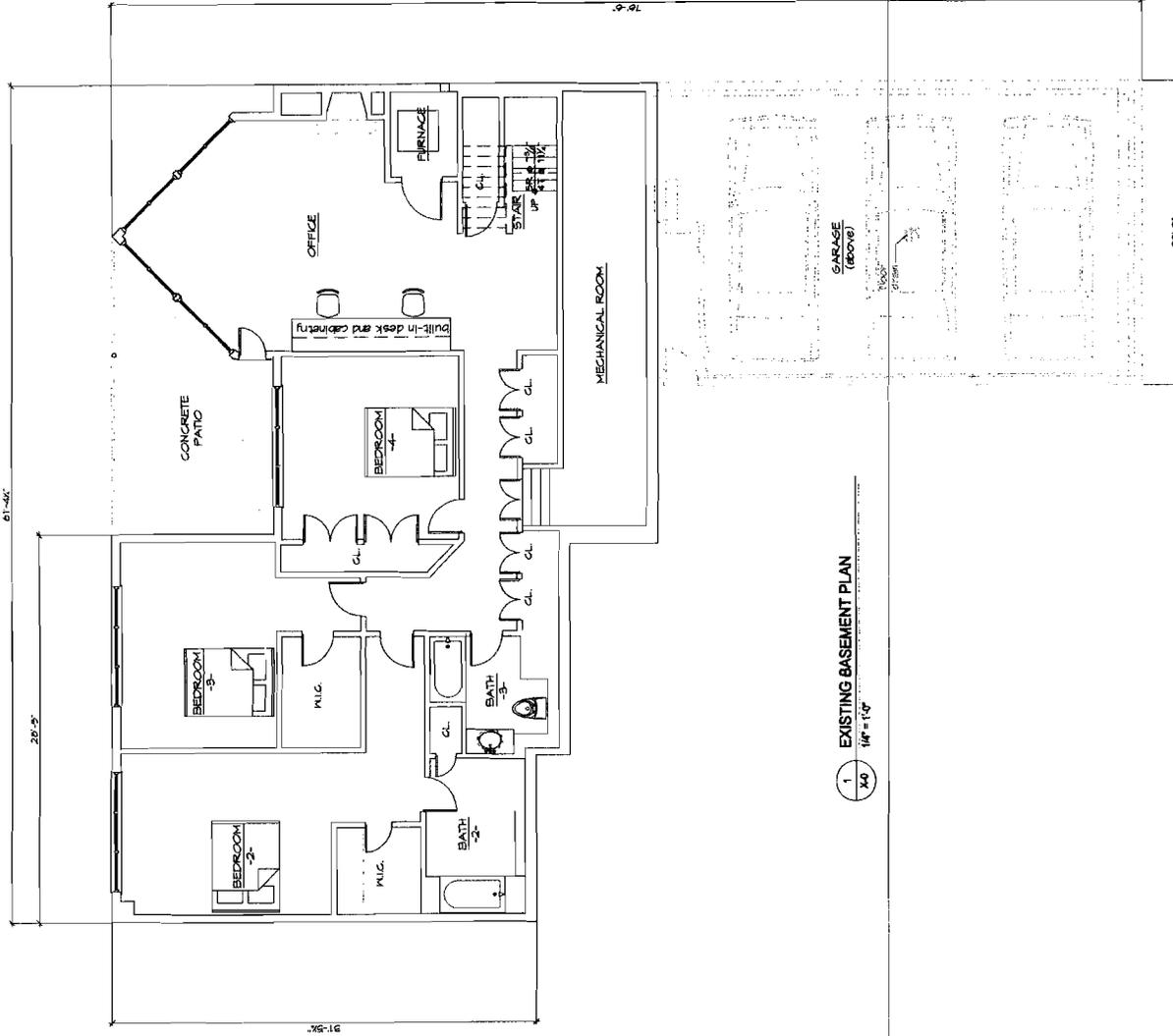
ALTERATION & ADDITION FOR
THE SABATINI RESIDENCE
12 DICKS CASTLE ROAD
ARLINGTON, NY 10524



EXISTING
BASEMENT PLAN

X-0

DATE: 26 JUNE 2016
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: JZ



1 EXISTING BASEMENT PLAN
1/4" = 1'-0"



**HIGHLANDS
ARCHITECTURE
plc**

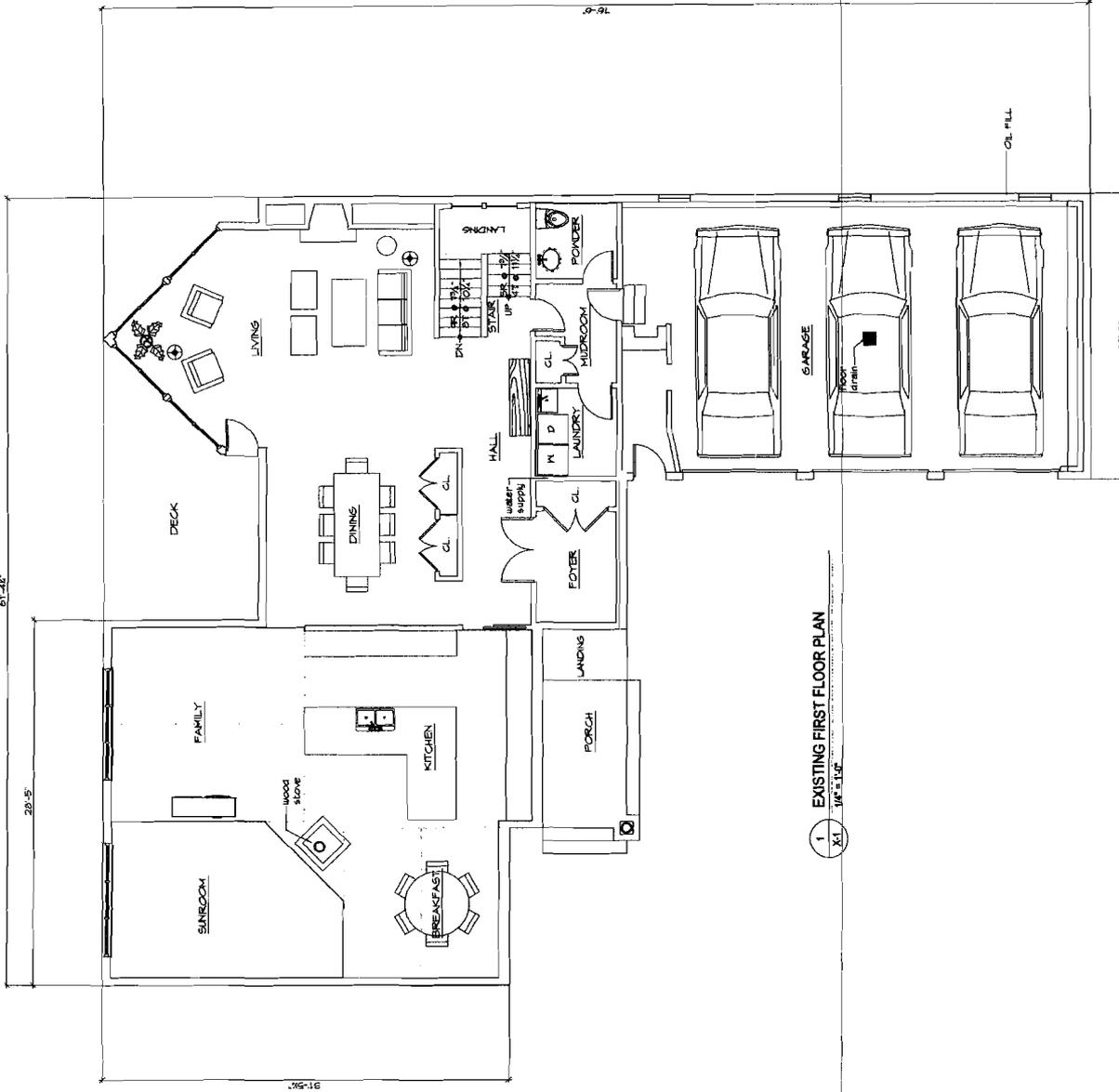
2722 ROUTE 9
COLE SPRING, NY 10516
845.009.5976 OFFICE
highlandsarch.com

ALTERATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DECK S CASTLE ROAD
CARRISON, NY 10524

EXISTING
FIRST FLOOR PLAN

X-1

DATE: 28 JUNE 2015
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: J.



1 EXISTING FIRST FLOOR PLAN

1/24



**HIGHLANDS
ARCHITECTURE**
plc

3212 ROUTE 9
COLD SPRING, NY 0916
845.609.5976 OFFICE
highlandsarchitect.com

ALTERATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DICK S CASTLE ROAD
CAMBRIDGE, NY 0521

EXISTING
SECOND FLOOR

X-2

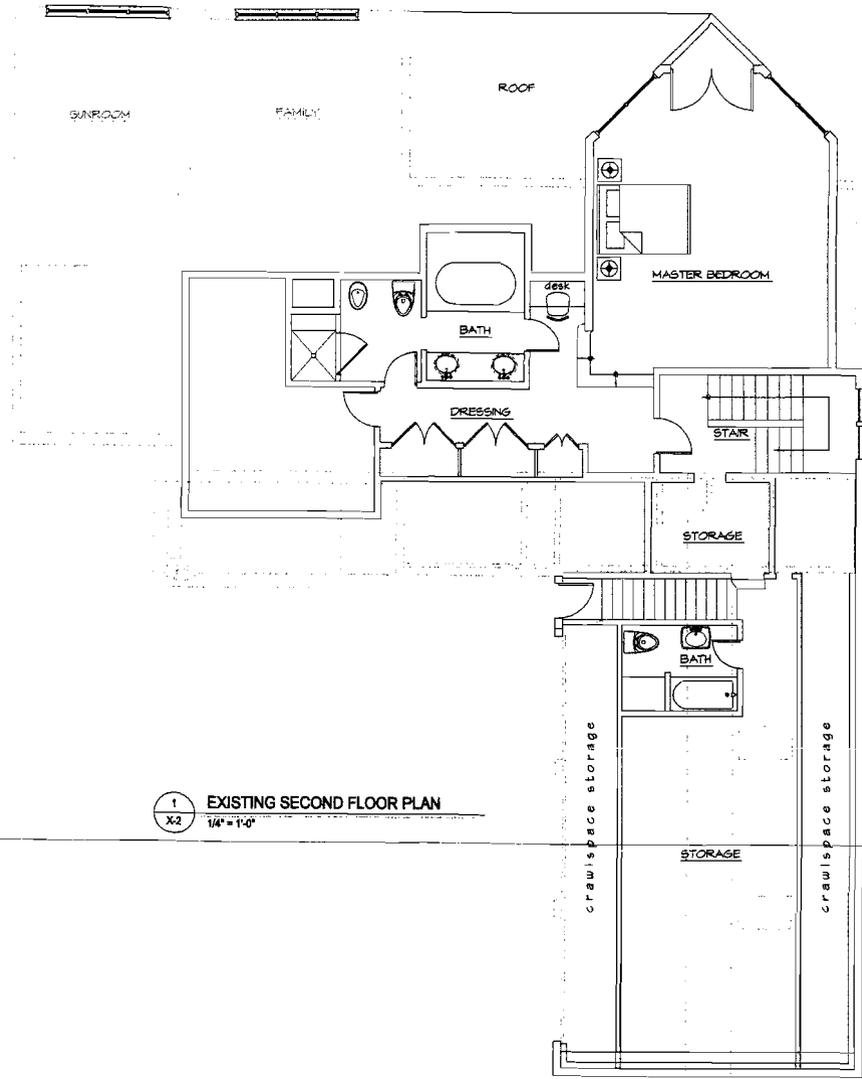
DATE: 25 JUNE 2015

REVISIONS:

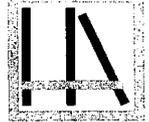
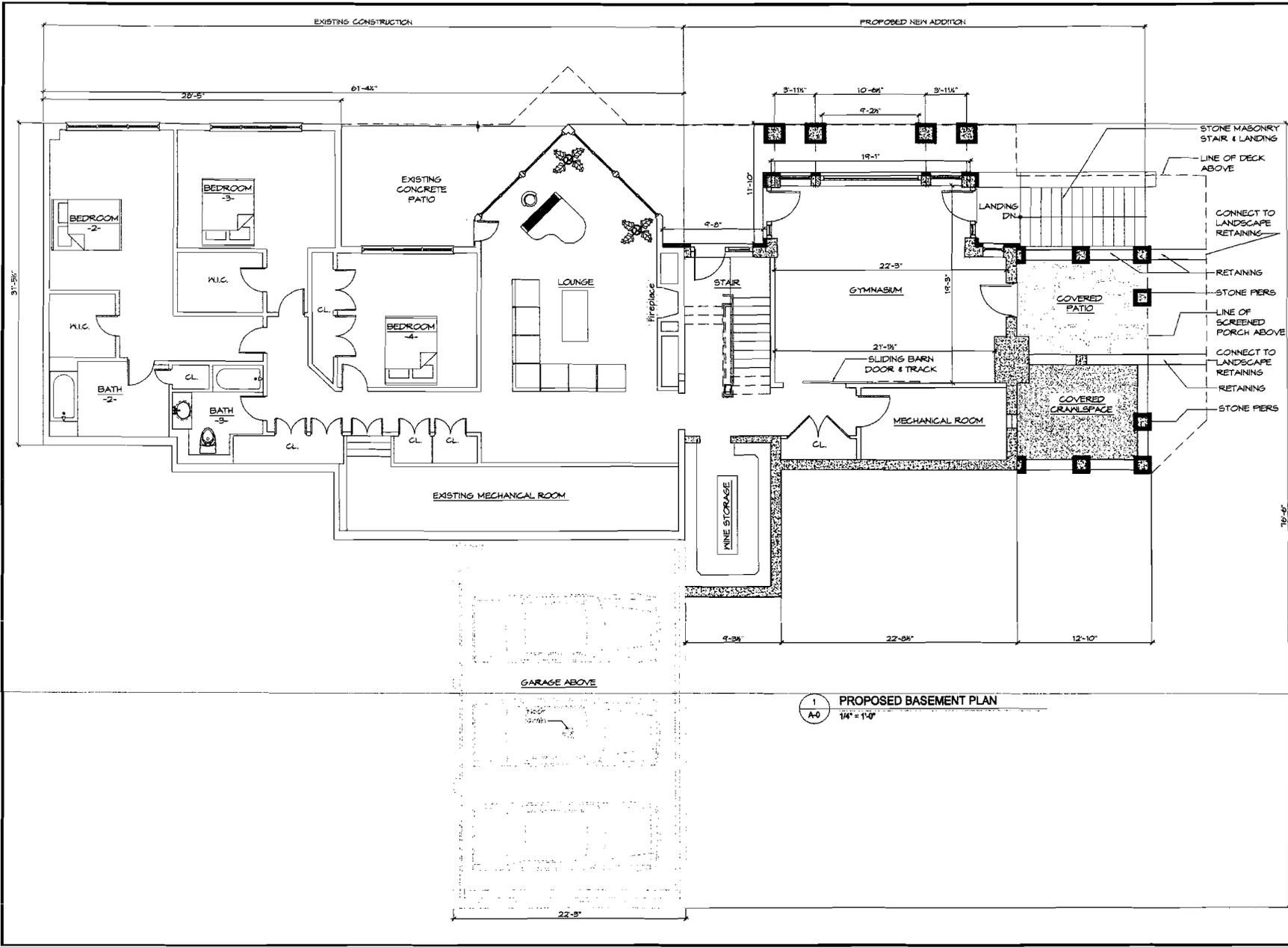
REVISIONS:

REVISIONS:

DRAWN BY: JK



1
X-2
EXISTING SECOND FLOOR PLAN
1/4" = 1'-0"



**HIGHLANDS
ARCHITECTURE
plc**

3212 ROUTE 9
COLD SPRING, NY 10516
645.609.5976 OFFICE
highlandsarchitects.com

ALTRATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DICK & CASTLE ROAD
GARRISON, NY 10524

**PROPOSED
BASEMENT PLAN**

A-0

DATE: 26 JUNE 2015
REVISIONS: 30 SEPT 2015
REVISIONS:
REVISIONS:
DRAWN BY: JK



**HIGHLANDS
ARCHITECTURE**

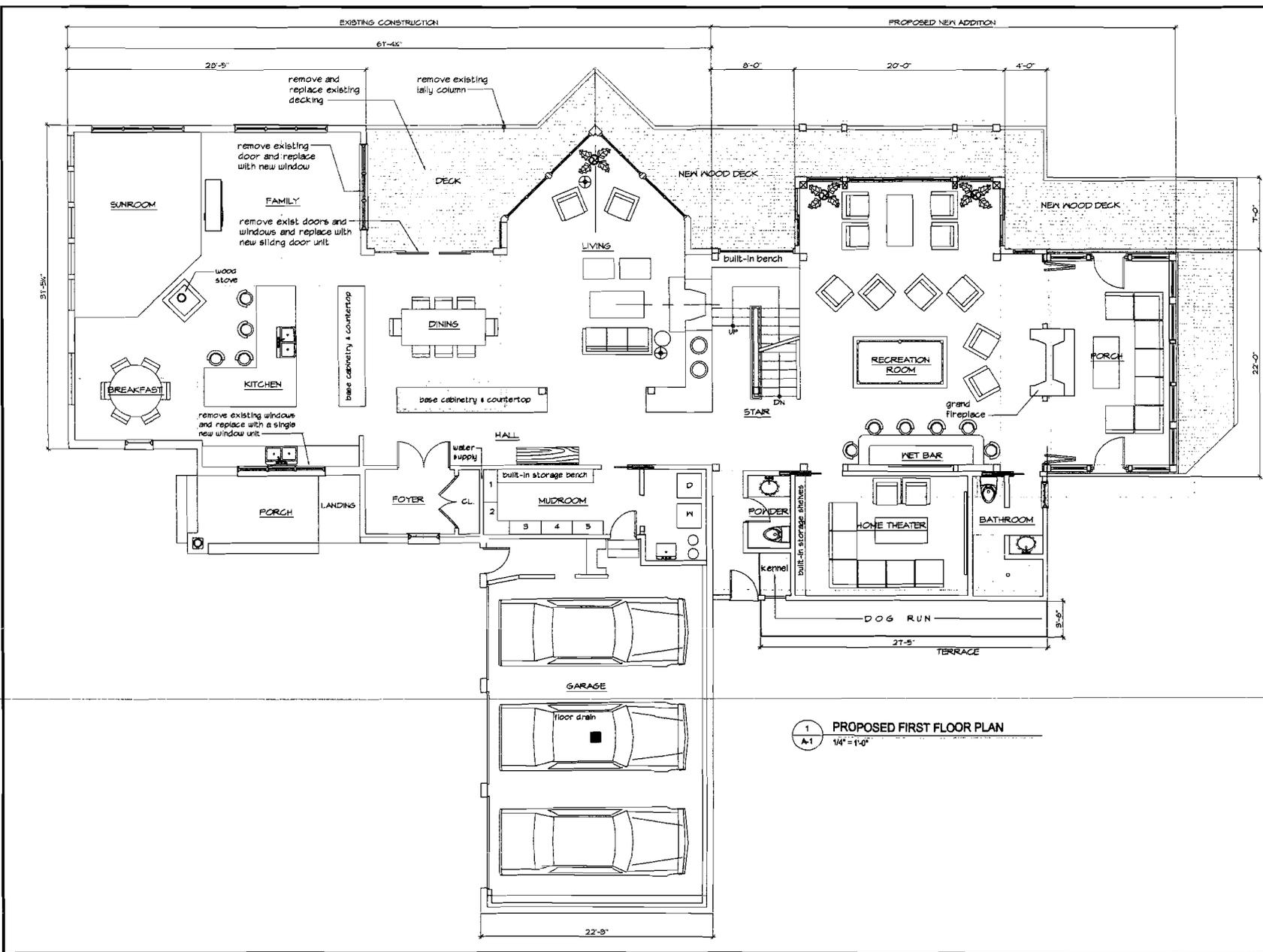
291 MAIN STREET, SUITE 3
MACON, NY 12506
645.6317612 office
645.797.5316 cell
www.highlandsarchitecture.com
jacob.architect@verizon.net

ALTERATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DICK'S CASTLE ROAD
CARRISBON, NY 10524

PROPOSED
FIRST FLOOR PLAN

A-1

DATE: 26 JUNE 2015
REVISIONS: 30 SEPT 2015
REVISIONS
REVISIONS
DRAWN BY: JK



1
A-1
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"



HIGHLANDS ARCHITECTURE

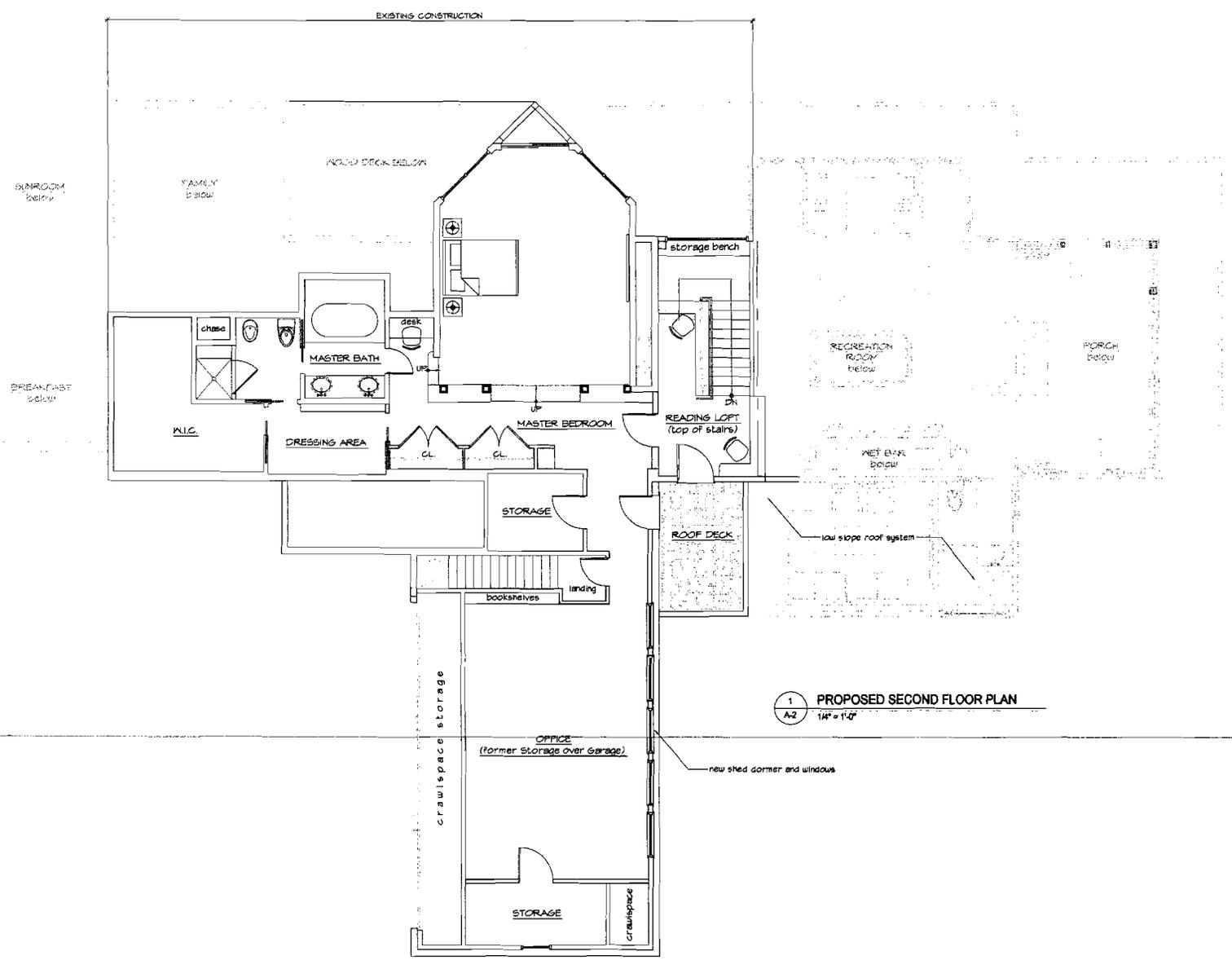
291 MAIN STREET, SUITE 3
HAUGON, NY 12506
845.631.7612 office
845.797.5333 cell
www.highlandsarchitecture.com
jacobarchitect@verizon.net

ADDITION & ALTERATION TO:
THE SABATINI RESIDENCE
101 DICK'S CASTLE ROAD
GARRISON, NY 10524

PROPOSED SECOND FLOOR

A-2

DATE: 26 JUNE 2015
REVISIONS: 30 SEPT 2015
REVISIONS:
REVISIONS:
DRAWN BY: JK





HIGHLANDS ARCHITECTURE

291 MAIN STREET, SUITE 3
MADON, NY 12508

045.631.7612 office
045.797.5310 cell
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jacob@hba.net@verizon.net

ALTERATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DICK & CASTLE ROAD
GARRISON, NY 00524

BUILDING ELEVATIONS

A-3

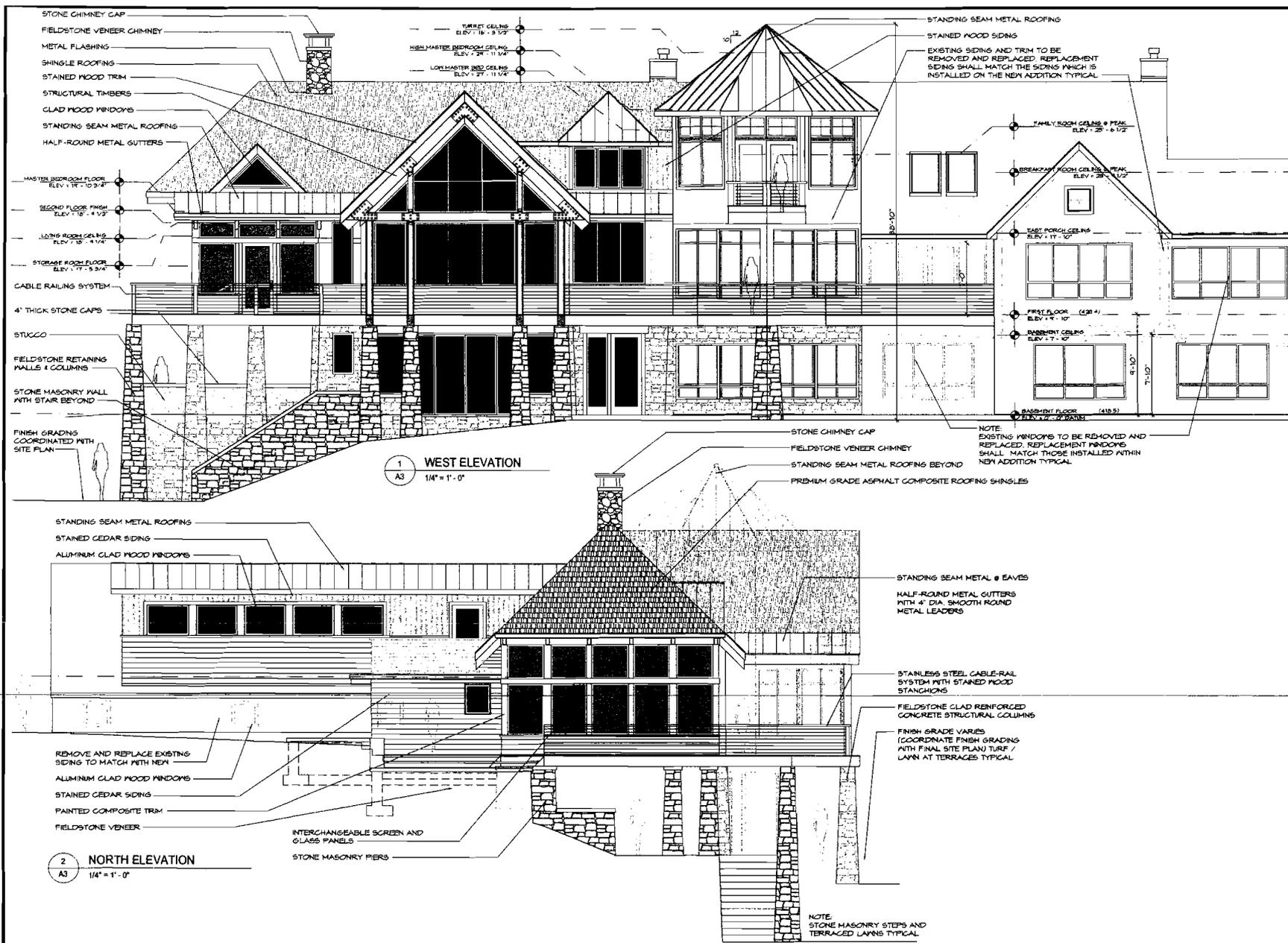
DATE: 30 SEPTEMBER 2015

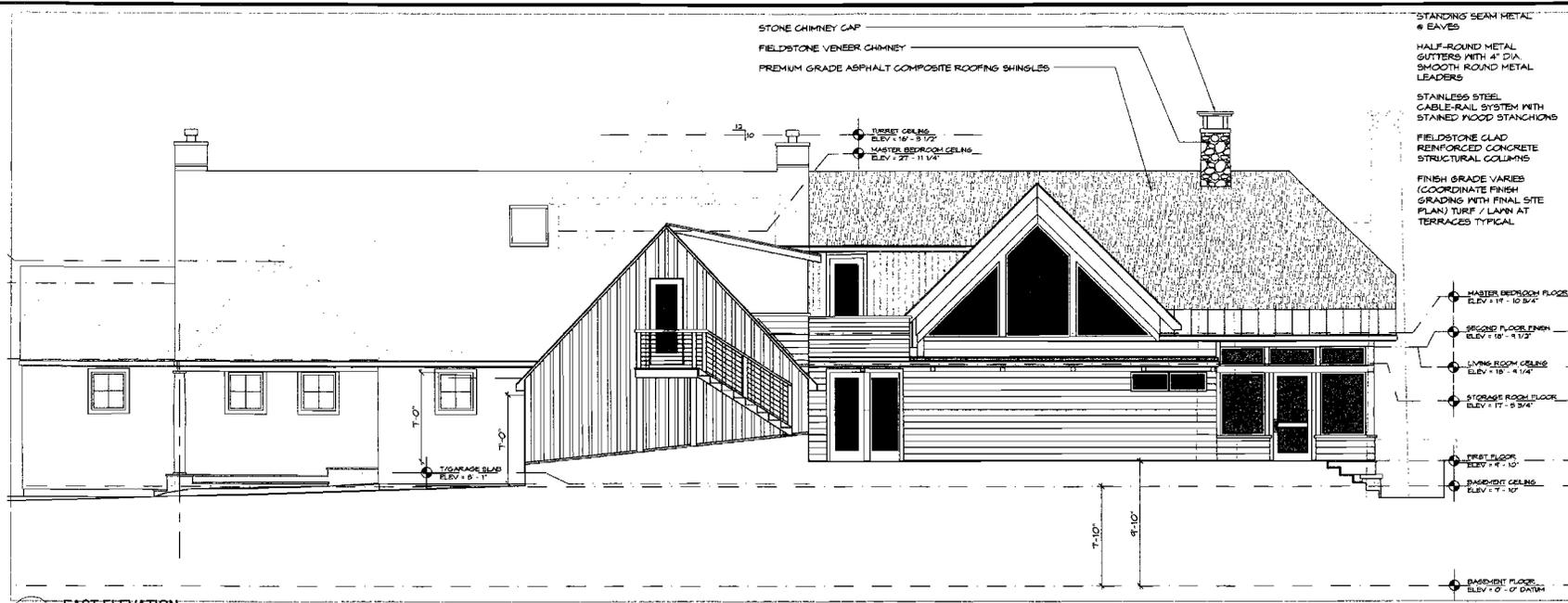
REVISIONS:

REVISIONS:

REVISIONS:

DRAWN BY: JK





- STANDING SEAM METAL
EAVES
- HALF-ROUND METAL
GUTTERS WITH 4" DIA.
SMOOTH ROUND METAL
LEADERS
- STAINLESS STEEL
CABLE-RAIL SYSTEM WITH
STAINED WOOD STANCHIONS
- FIELDSTONE CLAD
REINFORCED CONCRETE
STRUCTURAL COLUMNS
- FINISH GRADE VARIES
(COORDINATE FINISH
GRADINGS WITH FINAL SITE
PLAN) TURF / LAWN AT
TERRACES TYPICAL

- MASTER BEDROOM FLOOR
ELEV = 11' - 10 5/8"
- SECOND FLOOR FINISH
ELEV = 10' - 8 1/2"
- LIVING ROOM CEILING
ELEV = 10' - 8 1/4"
- STORAGE ROOM FLOOR
ELEV = 17' - 9 5/8"
- FIRST FLOOR
ELEV = 4' - 10"
- BASEMENT CEILING
ELEV = 7' - 10"
- BASEMENT FLOOR
ELEV = 0' - 0" DATUM

1 EAST ELEVATION
A-4 1/4" = 1'-0"



**HIGHLANDS
ARCHITECTURE**

291 MAIN STREET, SUITE 5
MACON, NY 12506
645.633.7612 office
645.697.5318 cell
www.hjarchitecture.com
jarchitecture@verizon.net

ALTERATION & ADDITION FOR:
THE SABATINI RESIDENCE
101 DICK & CASTLE ROAD
CARBON, NY 05241

SCHEMATIC EAST
ELEVATIONS

A-4

DATE: 30 SEPTEMBER 2015
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: JK

LAWRENCE J. PAGGI, PE, PC

Consulting Engineering

43 Broad Street
Fishkill, New York 12524

Phone 845 897 2375

Fax 845 897 2239

Email ljpaggi@optonline.net

October 1, 2015

Anthony Merante, Planning Board Chairman
Town of Philipstown Planning Board
c/o Ann Gallagher, Secretary
238 Main Street
Cold Spring, New York 10516

Re: *Scanga Realty, LLC Lot 4 Amended Site Plan – Map Amendment*
Lady Blue Devils Lane, T/Philipstown
Tax ID No.: 16.16-1-20.4

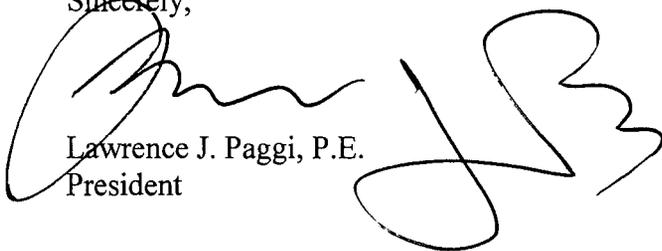
Dear Chairman Merante and Members of the Planning Board:

Our client respectfully requests that the October 15th Public Hearing for the above referenced project be adjourned to the November 19th Planning Board meeting.

After further review of the proposed site development, our client has decided to further reduce the size of the building by elimination of the basement and reducing the total addition to a 10,000 square foot building. This modification will further reduce the overall intensity of the planned development.

Please do not hesitate to contact our office if additional information is required. Your attention to this matter is greatly appreciated.

Sincerely,



Lawrence J. Paggi, P.E.
President