

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Butterfield Library, Cold Spring, New York 10516
March 16, 2017
7:30 PM

Pledge of Allegiance
Roll Call
Approval of Minutes – February 16, 2017

Public Hearing:

- 1. Kristin Sorenson, 1000 Old Albany Post Road, Garrison** **TM# 16.20-1-18**
The applicant is seeking approval for a lot line adjustment applicant returning after receiving the two variances (front yard setback and lot coverage) needed to proceed.

Old Business:

- 2. Griffin's Landscaping Corporation, 3032 Route 9, Cold Spring** **TM# 27.20-1-14**
• Site Plan approval.
- 3. Manitou Property Co., LLC., 1656 Route 9D, Cold Spring** **TM# 49.6-2-1**
(Revised information regarding the amended Site Plan approval for an addition of a new 6,310 square foot building)
- 4. Westchester Modular Homes, (David and Johanna Brenner)** **TM# 17.-2-52**
property location - 530 East Mountain Road South, Cold Spring
• Consideration of a negative SEQRA declaration
• Site Plan approval.
- 5. Stone Crop Gardens, 61-115 Stonecrop, Cold Spring** **TM#39.-2-10**
• (Amended Site Plan approval for the replacement of a building destroyed by a fire and expansion of facilities. Responses Town Engineer Ron Gainer's comments dated 2/14/17)
- 6. Hudson Highland Reserve, Rte 9 & Horton Road.**
present a revised master plan, address some of the roadway issues from the comments from the January 2017 meeting.

New Business:

- 7. Iudex Industrial Design, 1602 Route 9, Garrison** **TM# 71.20-1-17**
The applicant is seeking approval for a proposed 2 story steel building addition with a full basement, storage and garage for adjacent existing building.
- 8. John and Kimberly Sabatini, 101 Dick's Castle Road, Garrison** **TM# 60.-1-11**
The applicant is seeking revisions to the approved site plan of May 2016.
- 9. Jeremy & Amy Samson, 362 West Point Road, Garrison** **TM# 71.-2-42**
(The applicant is seeking to divide the lands of Jeremy; & Amy Samson from lands of John E & Catherine A Ciulla [372 Old West Point Road])

10. Rockman-Berquist, 67 Old West Point Road, Garrison

TM#82.-2-32.1 & 32.2

(The applicant is seeking approval of a new Residential Estate which includes a main house, detached garage, guest house pool house and outdoor pool)

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

PHILIPSTOWN PLANNING BOARD
Public Hearing – March 16, 2017

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, March 16, 2017 starting at 7:30 P.M. at the Butterfield Library on Morris Avenue in Cold Spring, New York to consider the following application:

Kristin Sorenson, 1000 Old Albany Post Road, Garrison TM#16.20-1-18. The applicant is proposing a lot line adjustment between two adjacent parcels along the east side of Old Albany Post Road. The proposal is to transfer approximately 0.324 acres of land currently owned by Thompson/Watt, representing an un-used, narrow access way to their lot, to Sorenson. No new development is proposed. This land transfer is deemed a subdivision pursuant to Chapter 112 of the Town of Philipstown Code.

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Planning Board at the Philipstown Town Hall.

Dated at Philipstown, New York, this 22nd. day of February 2017.

Anthony Merante, Chairman

**PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
February 16, 2017**

The Philipstown Planning Board held its regularly monthly meeting on Thursday, February 16, 2017 at the Butterfield Library, 10 Morris Avenue, Cold Spring, New York.

Present: Anthony Merante (Chairman)
 Kim Conner
 David Hardy
 Peter Lewis
 Neal Tomann
 Neal Zuckerman
 Stephen Gaba, Counsel
 Ronald Gainer, Town Engineer

Chairman Merante opened the meeting at 7:30 P. M. with the Pledge of Allegiance.

Roll call was taken by Ms. Valentino.

1. Minutes:

The minutes of January 12, 2017 were reviewed. The addition of two words were requested and one clarification was requested. Mr. Zuckerman moved to adopt the minutes as amended and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
David Hardy	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye

Chairman Merante spoke about the dedication of Planning Board member Mary Ellen Finger who recently passed away and spoke about how she will be missed.

2. Continued public hearing:

Griffin's Landscaping Corporation, 3032 Route 9, Cold Spring (TM# 27.20-1-14)

Mr. Glenn Watson reviewed the following items that were discussed and agreed upon by the applicant at the public hearing that was held on January 12, 2017:

- Additional fencing.
- Changes to the drainage system.
- Installation of the berm between the creek and the wood pile.
- Relocation of the kiln.
- Reduction of the outside storage.
- Clean up of the land to the north.
- The proposed plan cleans up the site.

Mr. Lewis asked for clarification regarding a 4 foot clearance that was noted on the plans for the setback of the wood pile verses the 15 foot clearance of the wood piles that was suggested by the Conservation Board. Mr. Watson responded there would be no room on the lot if the setback of the wood piles were 15 feet.

Mr. Lewis questioned the Dry Earth Closet (bathroom) and asked how the 100 year flood (if it happened) would affect the Dry Earth Closet. Mr. Watson responded that he did not think there would be any issue in case of a flood, and noted that Mr. Gainer has responded to that in his memo dated February 14, 2017 by suggesting that the Putnam County Health Department look into that issue and noted that further details were still needed.

Ms. Conner noted that she did not see the staggering of trees on the Site Plan as recommended by Mr. Gainer to improve the screening. Mr. Watson responded that it will not be an issue. The applicant still has to go before the Conservation Board where the issue of the screening will be discussed.

Chairman Merante noted that at the last meeting (January 12, 2017) a neighbor commented on the noise from chain saws early in the morning and the color of the tarps being used on the wood piles (which was noted after the adjournment of the public hearing). The noise from chainsaws and the color of the tarps were discussed. Mr. Watson noted they can change the colors of the tarps. Mr. Watson acknowledged that the piles of wood cannot be higher than the screening that is provided which will be about 10 foot high.

Ms. Conner asked what happens as the trees get higher and asked if the piles of wood will be allowed to get higher. Mr. Watson noted that is the rule and the piles will be maintained. Mr. Gaba responded that the code says the screening has to be effective and has nothing to do with the height of the screening. Mr. Gaba noted that the height of the wood piles is something that the Board will have to determine during the Site Plan review and during the SEQRA Review. Mr. Gaba suggested having a note regarding the maximum height of the wood piles put on the Site Plan. Mr. Griffin noted the wood piles cannot be more than 12 feet high or the wood would start to rot. Mr. Griffin noted he would agree to having the maximum height of the wood piles be set at 15 feet.

Chairman Merante asked if there was a referral made to the North Highlands Fire Company? Mr. Gainer responded that if the referral had not been made he will do the referral.

Chairman Merante noted that there were no new comments from the public at this continued public hearing regarding Griffin's Landscaping LLC. and there were no additional comments from the Board members regarding the memo from the Conservation Board dated 12/19/16.

Chairman Merante asked Mr. Griffin if he resolved the issue regarding the unauthorized use of the neighboring property. Mr. Watson noted that the neighboring property has to be cleaned up which would require authorization from the owner of the neighboring property. Ms. Conner moved to close the public hearing and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
David Hardy	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye

Neal Zuckerman - Aye
The public hearing closed at 7:46 P. M.

Mr. Gainer reviewed a list of the following items that still need to be done:

- A DEC Stream Bank Disturbance Permit.
- The height of the wood piles and the color of the tarps need to be resolved.
- Vehicle Maneuverability through the site, which was a previous concern of the Board, should be illustrated on the Site Plans, such as how the vehicles will turn around and how deliveries will be done.
- The concern over the bathroom/sanitation has been discussed, and must be resolved.

Ms. Conner moved to have Mr. Gainer prepare a draft resolution to be voted on at the next meeting and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	-	Aye
Kim Conner	-	Aye
David Hardy	-	Aye
Peter Lewis	-	Aye
Neal Tomann	-	Aye
Neal Zuckerman	-	Aye

Mr. Watson noted that the discussion regarding the referral to the North Highlands Fire Company was discussed at the October meeting.

3. Old Business:

a. Paul & Ellen Johnson, 4 Highland Ridge, Cold Spring, TM#27.-1-10.13

Mr. Watson from Badey & Watson reviewed the proposal by noting that the public hearing had been held and closed.

Mr. Gainer reviewed the draft copy of the Negative SEQRA Declaration and the draft Resolution for Site Plan approval, which addresses shared maintenance of the private roadway used for site access. Mr. Zuckerman moved to declare a Negative SEQRA Declaration and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Zuckerman moved to approve the Resolution for the Site Plan as presented and Ms. Conner seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye

Neal Tomann Aye
Neal Zuckerman Aye

The motion carried unanimously.

b. Kristin Sorenson, 1000 Old Albany Post Road, Garrison TM# 16.20-1-18

Mr. Eric Stark, husband of Kristin Sorenson, noted that they had completed the Zoning Board of Appeals process and they had received the required variances for the lot line adjustment and the other for minimum lot frontage. The Planning Board asked for changes to be made to the plat (Site Plan) showing the lot line adjustments. Mr. Gainer noted that a 239n referral will need to be made to Putnam County Planning. A SEQRA declaration remains to be accomplished.

Chairman Merante directed Ms. Valentino to do all referrals to any outside agencies.

After a brief discussion, the Board members agreed that a site visit was not needed.

Ms. Conner moved to schedule a public hearing for March 16, 2017 at 7:30 P. M. and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante Aye
Kim Conner Aye
David Hardy Aye
Peter Lewis Aye
Neal Tomann Aye
Neal Zuckerman Aye

The motion carried unanimously.

Ms. Conner moved to declare the Planning Board's intent to become lead agency in the SEQRA process and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante Aye
Kim Conner Aye
David Hardy Aye
Peter Lewis Aye
Neal Tomann Aye
Neal Zuckerman Aye

The motion carried unanimously.

Mr. Hardy moved to process the SEQRA review as an "uncoordinated" action. Ms. Conner seconded the motion. The vote was as follows:

Anthony Merante Aye
Kim Conner Aye
David Hardy Aye
Peter Lewis Aye
Neal Tomann Aye
Neal Zuckerman Aye

The motion carried unanimously.

c. Manitou Property Co., LLC, 1656 Route 9D, Cold Spring TM# 49.6-2-1

Mr. Zuckerman recused himself from the Manitou Property Co., LLC review due to the fact that he has a child that attends the Manitou school. *Mr. Zuckerman then left the dais and sat in the audience.*

Mr. Watson from Badey & Watson reviewed the proposal as being an addition of a 6,310 square foot building. The existing Carriage House will be taken down and replaced with this 6,310 square foot building. The building will be a multi-purpose building. Currently the main building is being used for the school. The parking configuration has been changed to allow for more parking. A grassy field will be used for overflow parking which will be used occasionally. A covered walkway is being proposed to allow the students to get from one building to the other. Most of the site will remain unchanged. Infiltrators as well as planters and rain barrels will be used as storm water infiltrators.

Tim Rasic, from Janko Rasic Architects reviewed the use of the proposed multi-purpose building. The building would be used for a gym/auditorium with classrooms that will be used for Art, Music and other specials. The building will also include storage and bathrooms. The proposed building will be built to look like a barn with Board and Batten siding using simulated divided lights. The proposed building is 104 feet in length and about 63 feet wide.

Ms. Conner asked what is the size of the main building currently used for the school? Mr. Watson responded that the building coverage today is about 8,000 square footage of what is existing. What is being proposed is about 14,000 square foot.

Ms. Conner asked what is the total percentage of impervious surface including the parking lot? Mr. Watson replied about 26%.

Ms. Conner asked the height of the proposed building? Mr. Rasic responded 28 feet.

Mr. Rasic noted that the site of the proposed building was chosen due to the visibility of the building would be very limited.

Mr. Hardy asked how many students the proposed building will be able to accommodate? Mr. Watson replied he believed 115 and added that not all the students would show up every day.

Mr. Hardy asked if there were any legal restraints? Mr. Watson responded that they will have a sprinkler system. The applicants will follow ADA compliances. The septic system is large enough to support the addition since the previous use of the building was a restaurant.

Mr. Rasic noted that the mechanicals are still being worked out.

Chairman Merante asked if any additional electric such as transformers will be needed? Mr. Rasic noted the existing electric should be sufficient.

The parking configuration was discussed as being unchanged from the original Site Plan.

Mr. Rasic reviewed the location of the water tank for the fire suppression system as being inside, so it is not seen.

Ms. Conner moved to declare this proposal a "major" project and Mr. Hardy seconded the motion.

The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Recused

The motion carried unanimously.

Mr. Gainer noted that the following items need to be provided:

- A utility analysis should be done by the applicant.
- A "statement of use" to describe in detail the intended building use, any increased population, and potential impacts to the on-site utility systems, etc.
- A Putnam County Health Department referral will be done once the utility analysis is received by the Board.
- A GML 239m referral will need to be made to Putnam County Planning.
- A referral should be made to the Village of Cold Spring Fire Department.

Mr. Lewis moved to schedule a site visit for March 5, 2017 and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Recused

The motion carried unanimously.

Ms. Conner moved to have the Planning Board declare themselves Lead Agency for the SEQRA Review Process for a "coordinated" review Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Recused

The motion carried unanimously.

Ms. Conner moved to have blanket referrals (239m to Putnam County Planning, Cold Spring Fire Department, and if needed the Putnam County Department of Health) performed. Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye

Neal Tomann Aye
Neal Zuckerman Abstained

The motion carried unanimously.

d. Stone Crop Gardens, 61-115 Stonecrop, Cold Spring TM# 39.-2-10

Mr. Zuckerman returned to the dais, to hear the application.

Mr. Glenn Watson from Badey and Watson reviewed the proposal for Stonecrop Gardens. The proposal is to increase the parking that is currently there. The proposed parking will make use of the existing terrain. Mr. Tim Rasic from Janko Rasic Architects reviewed the proposed building plans. A proposed building will be built to house a visitors center which will include bathrooms, storage area, a common area for classes, administrative offices and information area. There will be a ADA path from the Handicap parking area to the proposed building. The proposed building will be "L" shaped. There will be a warming pantry for teas that will be used in the common room. The architecture of the proposed building will be the same architecture as the other buildings on the site.

Ms. Conner asked if the proposed building will be at the top of a hill since the contour lines were close together? Mr. Rasic responded it is, and it will be overlooking a pond.

Ms. Conner asked how tall the building was? Mr. Rasic responded that it was 29 feet. To the top of the proposed tower the height will be 45 feet.

Mr. Watson noted the applicants will be seeking a variance from the Zoning Board of Appeals due to the height of the building, and that the building will be located in the Ridge Line Protection Area.

The Applicants are currently in the process of upgrading the existing septic system and are working with the Putnam County Health Department.

The Board members discussed the Tower on the proposed building. Mr. Rasic noted that the tower is an architectural feature and incorporates a motif that exist on other buildings on the site that this building will relate to.

Mr. Hardy asked what is considered a wetland on the site? Mr. Watson responded that it means there is a wetland somewhere on the property.

The common room could accommodate about 70 people.

Ms. Conner asked if the applicants anticipated large gatherings? Mr. Watson responded that they do have member parties a couple times a year.

When bus loads of people are coming to the site, this is arranged prior to their arrival.

Mr. Tomann asked if there was a way the proposed handicap parking could be moved closer to the building? Mr. Rasic responded that the proposed parking was placed where it is shown on the Site Plan in order to keep the disturbance of the land to a minimum. There is a ADA path as well as motorized equipment that will be able to transport people if need be.

Mr. Gainer reviewed the project, noting it requires a referral to the Zoning Board of Appeals (ZBA). The SEQRA process also needs to be accomplished.

Mr. Gaba noted the 239m referral to the Putnam County Planning Department should not be done until the ZBA process has been completed.

Mr. Watson asked if the Planning Board and the ZBA can work simultaneously?

Mr. Gainer noted that the proposal should be referred to the Conservation Advisory Board (CAB) as the site lies within a Ridge Line Protection Area.

Ms. Conner moved to refer the applicants to the Zoning Board of Appeals and Mr. Zuckerman seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Tomann moved to declare this proposal a "major" project and Mr. Zuckerman seconded the motion.

The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Lewis moved to refer the applicants to the Conservation Advisory Board and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Lewis moved to schedule a site visit for March 5, 2017 and Mr. Hardy seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye

Peter Lewis Aye
Neal Tomann Aye
Neal Zuckerman Aye

The motion carried unanimously.

Ms. Conner noted that she believed since public input is important and it is not known whether the size of the tower will be approved by the ZBA, in her opinion a public hearing should not be scheduled at this time.

Mr. Zuckerman noted that he would rather wait for the ZBA's decision before scheduling a public hearing.

Mr. Tomann noted that he thought it would be a good idea to keep the process going since the building season is starting.

Mr. Tomann moved to schedule a date for a public hearing for Stonecrop Gardens. There was no second to the motion. The Board agreed to wait for a ZBA response before scheduling a public hearing.

4. New Business:

a. Westchester Modular Homes, (David & Johanna Brenner), 530 East Mountain Road South, Cold Spring TM# 17.-2-52

Mr. Patrick Hatcher from Westchester Modular Homes noted that this proposal is to attach a breezeway between a single family residence and a detached garage that will now bring the total square footage of the single family residence over 3,000. Mr. Hatcher noted that previously they had received a building permit for the single family residence and the detached garage.

Mr. Hardy asked if the applicant is here because the added breezeway now brings the square footage of the single family residence over 3,000 square feet? Ms. Conner asked if the connection of the breezeway to the house is what is bringing the square footage over 3,000?

Mr. Hatcher replied that when they connect the house to the detached garage, that attachment will bring the square footage to just over 3,000.

Ms. Conner noted that items such as sprinklers in the third floor is the concern of the Building Department. Mr. Hatcher responded that is an issue that is being worked out with the Building Department.

Mr. Gainer noted that this proposal is listed as a "minor" project and is before the Planning Board due to the proposal to construct a breezeway between the single family residence and the detached garage. Since the project is now under construction, the Planning Board doesn't need to make any further referrals. The Wetlands permit previously granted for the house and driveway construction is still valid and, if the Board found it appropriate, the Board may deem the application "complete". Since the proposed project is classified as a "minor" project, the Board may also choose to waive a public hearing on the matter.

Mr. Zuckerman noted that the septic design sheet describes the property owner as Richard Brenner and the applicant is named David Brenner, and asked if it was the same person? Mr. Brenner responded that Richard Brenner was his father who passed away a couple years earlier.

Ms. Conner moved to declare this proposal as a "minor" project and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

After a brief discussion the Board members agreed they did not need to do a site visit.

Chairman Merante questioned the possible waiving of the public hearing. Mr. Gainer responded that this application is just at the threshold of even needing to go before the Planning Board for action, and that since there is already an active Building permit and Wetlands permit that have been issued by other Town departments, the site is currently being monitored and checked by the Natural Resources Officer.

Mr. Hardy moved to waive the public hearing and Mr. Tomann seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Ms. Conner moved to have Mr. Gainer prepare a draft Negative SEQRA Declaration and a draft Resolution to be voted on at the next meeting and Ms. Zuckerman seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye
Peter Lewis	Aye
Neal Tomann	Aye
Neal Zuckerman	Aye

The motion carried unanimously.

Mr. Zuckerman moved to adjourn the meeting and Mr. Lewis seconded the motion. The vote was as follows:

Anthony Merante	Aye
Kim Conner	Aye
David Hardy	Aye

Peter Lewis Aye
Neal Tomann Aye
Neal Zuckerman Aye

The motion passed unanimously and the meeting adjourned at 9:58 P. M.

Date approved _____

Respectfully submitted by
Linda Valentino

March 2, 2017

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



RE: Amended Major Site Plan for
Manitou Properties Co., LLC
NYS Route 9D

Dear Mr. Merante and Honorable Board Members:

The applicant is in receipt of a comment letter from the Town of Philipstown Town Engineer, Ron Gainer, dated February 14, 2017. Below are our responses to those comments, for ease of review the comments are included followed by our responses.

PLANS –The following preliminary comments are offered, for the applicant’s attention:

1. The plans should specify the extent of overall site disturbances which will result from the site development planned, as well as the extent of new impervious area to be created, in order to verify the extent of details necessary to satisfy applicable SWPPP requirements.

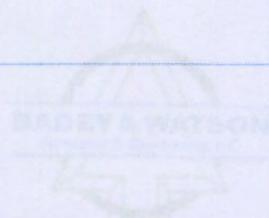
Response: The extent of overall site disturbance and extent of new impervious area have been added to the plan set on the Site Plan. It should be noted that the project will be governed by the criteria and standard as specified in chapter 9 of the NYS Stormwater Design Manual as it is a redevelopment project.

2. Any missing information required by §175-65B, as well as indication of the water supply and sanitary disposal lines which will serve the new building, should be incorporated into the plans.

Response: Missing information required by §175-65B has been added to the plans. Additionally, the water supply and sanitary disposal lines that will serve the new building have been added to the plan.

3. Any expected changes in employees or student population to be served, or the expected hours of operation should be reviewed with the Board, to evaluate potential on-site utility and/or traffic impacts. If deemed appropriate, a formal traffic analysis should be provided to quantify expected traffic generation, and impacts to area intersections.

Response: Comment noted.



Response: The overall dimensions and square footage of the proposed building has been labeled on plan. The finished floor elevations for all buildings have also been shown on the plan.

2. The existing and proposed occupancy of the site should be confirmed, and it determined whether any expansion to either or both the on-site water and SSTS's system will be necessary. A narrative outlining use, occupancy, utility system capacities, etc. would be useful.

Response: Both the water system and SSTS were designed and installed for the former use of the site, a commercial restaurant and inn. The preset use requires significantly less water and produces significantly less wastewater. The approved capacity of systems is 6,420 gallons per day, estimated use with the additional staff and students is 1,900 gallons per day (less than 130 persons at 15 GPD). Additionally, the PCHD will need to sign off on the change in use prior to the Building Department issuing a building permit. A copy of the report that was submitted for the original change in use from November 2013 is enclosed.

3. A SWPPP should be provided to address the increases in impervious area proposed. This should include design information on all new stormwater treatment measures to be employed.

Response: A SWPPP is being developed and will be submitted when complete.

4. All of the components of the SSTS system in place should be labeled.

Response: The general components of the SSTS system are shown on the plans.

5. If any changes in the present traffic circulation is planned, they should be so indicated.

Response: No changes in the present traffic circulation is planned.

6. The manner that parking spaces will be delineated within the gravel parking area should be defined.

Response: Because of the nature of gravel, it is difficult to delineate parking spaces. The use of wheel stops is impractical. The community that uses the parking lot is small, consisting of the staff and parents of the students. The School will provide direction to staff and parents on proper etiquette of how to fill the parking lot to maximize parking spaces. Since this is in everyone's best interest, we do not foresee any issues.

7. Various construction details are either missing, mislabeled or require further attention. We propose to work directly with the applicant's consultant to finalize all required construction details.

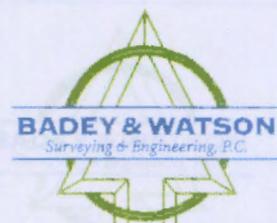
Response: Comment noted. However, details have been added and corrected on the plan set being submitted herewith.

March 2, 2017

Anthony Merante, Chairman and the Town of Philipstown Planning Board

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We trust that all of the items discussed have been properly addressed herein. We look forward to finalizing these plans so that they may be presented to the Town for eventual approval. Please let us know if you have any questions or comments.

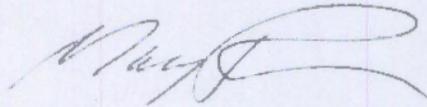
Enclosed please find the following:

1. thirteen (13) copies - Amended Major Site Plan for Manitou Properties Co., LLC, Inc., last revised on March 3, 2017, 5 sheets;
2. three (3) copies - Full size building elevations;
3. thirteen (13) copies - Engineering Report on Existing Water and Sewer Facilities the Manitou Learning Center formerly Plumbush Inn at the Parrott House from November 2013.

Thank you for your continued attention to and concern about this project. We look forward to presenting the plan to the Public on March 13, 2017.

Yours truly,

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



by
Mary C. Rice, RLA
845.265-9217 x15
mrice@badey-watson.com

Enclosure (1)
MCR/brms



ENGINEERING REPORT
Existing Water and Sewer Facilities
The Manitou Learning Center
formerly
Plumbush Inn at the Parrott House
1656 Route 9D, Cold Spring
Town of Philipstown
Tax Map No. 49.6-2-1

EXISTING CAPACITY - The current facility operates as a restaurant and inn, and serves a population of 210 seats and 6 bedrooms. The existing subsurface sewage treatment system, of leaching pits and galleys, has a hydraulic capacity of 6,240 gallons per day with provisions for both sanitary and kitchen wastes. Construction and use of the current system was approved by the Putnam County Department of Health on March 29, 1983.

PROPOSED DEMAND - The perspective purchaser of the property, Manitou Properties, currently has a Site Plan application filed with the Town of Philipstown, which is being reviewed by the Planning Board. The proposed project will establish a private day school for students from Pre-K to 6th Grade. Upon approval, the restaurant will be closed, and the property will be conveyed from *Route 9D Cold Spring, LLC* to *Manitou Properties Co., LLC*. The primary structure will then be renovated from a restaurant/inn to a private school, in addition to outdoor educational and recreational site improvements. The anticipated maximum population would be 75 students, with 16 staff. According to the DEC's *Design Standards for Wastewater Treatment Works, 1988*, the expected hydraulic loading rate for this facility is 1,365 gallons per day (15 GPD/student with kitchen facilities times 75 students plus 15 GPD/employee times 16 employees). With the installation of certified water-saving plumbing fixtures that number can be reduced 20% to 1,092 gallons per day. Therefore, the existing subsurface sewage treatment system has sufficient capacity to support the proposed change in use. The hydraulic capacity of the system remains at 6,240 gallons per day.

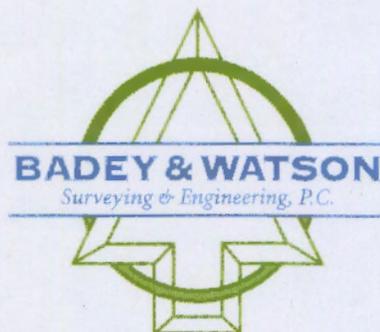
WATER SUPPLY - The facility receives its water supply source from two (2) private drilled wells. The water supply is classified as a transient non-community water system (TNCWS); all required sampling is conducted by the Putnam County Department of Health.

prepared by
BADEY & WATSON,
Surveying and Engineering, P.C.
3063 Route 9
Cold Spring, NY 10516
(845) 265-9216 phone
(845) 265-4428 fax



March 2, 2017

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



RE: Amended Major Site Plan for Stonecrop Gardens, INC.
NYS Route 301-Response to Technical Comments

Dear Mr. Merante and Honorable Board Members:

The applicant is in receipt of a comment letter from the Town of Philipstown Town Engineer, Ron Gainer, dated February 14, 2017. Below are our responses to those comments, for ease of review the comments are included followed by our responses.

PLANS –The following preliminary comments are offered, for the applicant’s attention:

1. *The plans should specify the extent of overall site disturbances which will result from the site development planned, as well as the extent of new impervious area to be created, in order to verify the extent of details necessary to satisfy applicable SWPPP requirements. Any stormwater management facilities necessary to address the increases in impervious coverage should be shown, and design calculations provided for review.*

Response: The extent of overall site disturbance and extent of new impervious area have been added to the plan set on the Erosion and Sediment Control Plan. It should be noted that the project will be governed by the criteria and standard as specified in chapter 9 of the NYS Stormwater Design Manual as it is a redevelopment project. All calculations for stormwater practices will be provided for review when the SWPPP is developed. We have scheduled soil testing on site and anticipate submittal of the SWPPP next month.

2. *To assist the Board in evaluating disturbances expected to steep slopes, the proposed facilities should be outlined or otherwise highlighted on the Existing Conditions & Removals Plan, where regulated steep slopes and tree removals are indicated.*

Response: To assist the Board in evaluating disturbances expected to steep slopes, the proposed facilities has been outlined on the Existing Conditions & Removals Plan, where regulated steep slopes and tree removals are indicated.

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3-2-17

3. Any missing information required by §175-65B should be incorporated into the plans.

Response: All information required by §175-65B have been added to the plans.

4. Any expected changes to the number of employees or the general public visiting the site, and/or hours of operation, should be reviewed with the Board, to evaluate potential on-site utility and/or traffic impacts. If deemed appropriate, a formal traffic analysis may be required to quantify expected traffic generation, and impacts to area intersections.

Response: The proposed building is not anticipated to increase the number of employees or the attendance at the gardens; it is rather a reworking of an existing use in a better, more comfortable and logistical pattern.

5. To comply with Site Plan requirements, building elevations illustrating all planned alterations to or expansions of existing facades, showing design features and indicating materials and color of materials to be utilized, are required. While receipt is acknowledged of small-scale architectural plans, full-size elevations should be provided for the Planning Board's files, and my office for review.

Response: Full site Building Elevations are included with this letter.

6. The location and details of any new exterior site lighting planned should be provided, so the Board may evaluate whether any off-site impacts could result that will require mitigation/shielding. Compliance with "Night Sky" guidelines should be considered.

Response: Lighting details are included on the plans. Only building lighting is proposed, and they will not shed enough light to impact off site. As with all projects, "Night Sky" friendly lighting is proposed.

7. The plans should incorporate the Board's "standard" Site Plan notations.

Response: All "standard" Site Plan notations have been added to the plans.

8. If any exterior storage or waste disposal is planned or will be relocated, these areas should be shown and properly screened.

Response: No exterior storage is anticipated in the area of the new building. As is customary at the other buildings at Stonecrop Gardens, refuse will be collected and housed in the existing refuse area on site.

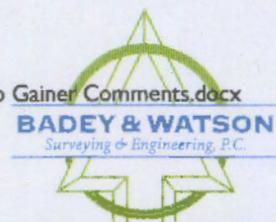
9. Further, per Town Code requirements (§175-62F(3)), once a public hearing is scheduled a sign should be posted on the property to notify the public that there is a pending application on the property, and providing the date, time, and place of the hearing, the place and times the

March 2, 2017

Anthony Merante, Chairman and the Town of Philipstown Planning Board

Page 2 of 3

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application may be reviewed by the public, and a telephone number to call for further information. This sign shall be posted in public view in a conspicuous location within three days after the Planning Board establishes a public hearing date, shall be updated if more hearing dates are scheduled, and shall remain in place until the day after the hearing is closed.

Response: Comment noted.

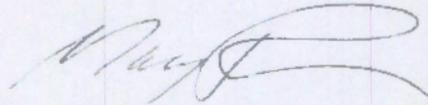
We trust that all of the items discussed have been properly addressed herein. We look forward to finalizing these plans so that they may be presented to the Town for eventual approval. Please let me know if you have any questions or comments.

Enclosed please find:

1. 13 sets - Amended Major Site Plan for Stonecrop Gardens, Inc., last revised on March 2, 2017, 5 sheets;
2. 3 sets - Full size building elevations

Thank you for your continued attention to and concern about this project.

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

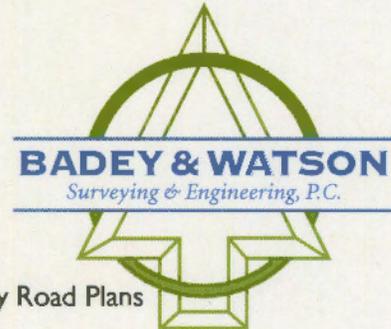


by
Mary C. Rice, RLA
845.265-9217 x15
mrice@badey-watson.com

Enclosure (1)
MCR/bms

March 2, 2017

Anthony Merante, Chairman
Philipstown Planning Board
238 Main Street
Cold Spring, NY 10516



RE: Hudson Highlands Reserve - Submission of Revised Master Plan and Preliminary Road Plans

Dear Mr. Merante and Honorable Board Members:

We submit herewith 13 copies each of the following documents:

- Schematic Master Plan for Hudson Highlands Reserve, dated March 1, 2017;
- "Preliminary Plan of Road Layout and Grading ... Hudson Highlands Reserve ...," 3 sheets, dated March 2, 2017;
- Reduced copies of the Master Plan; and
- Reduced copies of the Master Plan differentiating the area to be developed from the areas to be permanently preserved.

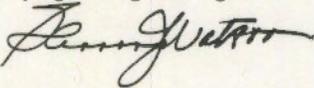
The Master Plan has undergone further revisions. The revisions have been made in response to comments received during the January 2017 meeting of the Planning Board; in further response to comments provided by Hudson Highlands Land Trust, Inc. and following a more detailed review of the road layout resulting in a significant reduction of the amount of cut, fill and disturbance necessary to construct the Hudson Highlands Reserve.

The "Preliminary Plan of Road Layout and Grading ...," was prepared in response to Mr. Gainer's comment that he would not be able to properly address the engineering concerns surrounding the subdivision without "at least" a grading plan for the road system. We recognize that more engineering plans will be required. However, we want to be further along in the conceptual stage of the process before subjecting our client to the expense of a complete set of engineering drawings.

Please place the Hudson Highlands Reserve Conservation Subdivision on the agenda for the March 16, 2017, meeting of the Planning Board, at which time we plan to explain the changes that have been made and present a slide show intended to address some of the concerns expressed by members of the Planning Board. As always, thank you for your continued attention to the Hudson Highlands Reserve application and on-going service to the Town.

Yours truly,

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



by
Glennon J. Watson, L.S.
845.265.9217 x14

gwatson@badey-watson.com

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GJW/bms

CC: File U:\86-228B\WO_21792_Hudson Highlands Reserve\PPB Submission_Hudson Highlands Reserve\HHR PBSubmission\Submission_2017-03-02\AM02MR17BP_Submission_of_Master_Plan_and_RoadPlan.docx

Ulises Liceaga, Hudson Highlands Reserve
Richard L. O'Rourke, Esquire, Keane & Beane
Stephen M. Gross Hudson Highlands Environmental Consulting
Kirby Benjamin, Hudson Highlands Reserve
Jonathan Vega, Hudson Highlands Reserve



-  Proposed Road
-  Developable Land*
-  Undevelopable Land
-  Houses
-  Stone Walls
-  Lots
-  Indoor Arena/Stables
-  Outdoor Arena
-  Accessory Building
-  Horse Trails
-  Developed Land (Turn on Layer)

* Land free of any constraints such as: steep slopes, wetlands, and historical significance.

ADDITIONAL 40' BUFFER ZONE

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Town of Philipstown

238 Main Street

Cold Spring New York 10516

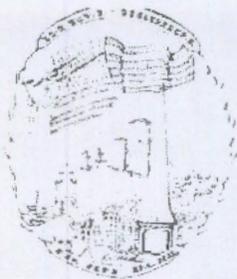
PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MAJOR PROJECT

Project Name: PROPOSED ADDITION TO 1602 ROUTE 9, GARRISON, NY

Date: 3/02/17



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: 3/02/17

TM# 71.20-01-17

Project Name: PROPOSED ADDITION TO 1602 ROUTE 9

Street Address: 1602 ROUTE 9, GARRISON, NY 10524

Fee Amount: _____

Received: _____

Bond Amount: _____

Received: _____

Applicant:

Name ANDRE' GRASSO

Address 1602 ROUTE 9

GARRISON NY 10524

Telephone 845-424-4111

Tenant:

Name _____

Address _____

Telephone _____

Design Professional:

Name INDEX INDUSTRIAL DESIGN

Address 1602 ROUTE 9

GARRISON, NY 10524

Telephone 845-424-4111

Surveyor:

Name _____

Address _____

Telephone _____

Property Owner (if more than two, supply separate page):

Name ANDRE' GRASSO

Address 1602 ROUTE 9

GARRISON, NY 10524

Telephone 845-424-4111

Name _____

Address _____

Telephone _____

TM# 71.20-01-17

Project Name: PROPOSED ADDITION TO 1602 ROUTE 9

Project Description: 2 STORY STEEL BUILDING ADDITION WITH FULL BASEMENT,
STORAGE AND GARAGE FOR ADJACENT EXISTING BUILDING

ZONING INFORMATION

175-7 Zoning District: HC

175-10 Proposed Use: COMMERCIAL/INDUSTRIAL STORAGE & GARAGE

Proposed Accessory Use(s): _____

175-7 Overlay Districts on the property:

	<u>Yes or No</u>
175-13 Floodplain Overlay District – NFIP Map ----- (FPO)	<u>NO</u>
175-18.1 Mobile Home Overlay District ----- (MHO)	<u>NO</u>
175-14 Cold Spring Reservoir Water Shed Overlay ----- (WSO)	<u>NO</u>
175-15 Scenic Protection Overlay ----- (SPO)	<u>NO</u>
175-16 Aquifer Overlay District ----- (AQO)	<u>NO</u>
175-18 Open Space Conservation Overlay District ----- (OSO)	<u>NO</u>
175-35 Within 100 foot buffer of Wetlands or Watercourse -----	<u>NO</u>
175-36 Steep Terrain -----	<u>NO</u>
175-36 Ridge Line Protection -----	<u>NO</u>
175-37 Protection Agricultural-----	<u>NO</u>

Project Name: PROPOSED ADDITION TO 1602 ROUTE 9

175-11 Density and Dimensional Regulations

Zoning District <u>HC</u>	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	25'	N/A	N/A	N/A	
Measured from the travel way County/State	35'	52'	118'	Y	
Minimum side yard setback	15'	14'-10"	15'	Y	
Minimum side yard setback (2)	15'	18'-1"	29'	Y	
Minimum side yard setback (3)	15'	N/A	N/A	N/A	
Minimum rear yard setback	35'	187'	137'-9"	Y	
Maximum impervious surface coverage	60%	59%	68%	N	
Maximum height	40'	24-28'	24'	Y	
Maximum footprint non-residential structures	40,000	3600	5400	Y	

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: _____

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.

§175-66 **PROCEDURE** FOR MAJOR PROJECT SITE PLAN APPROVAL

A Applicability

This §175-66 applies to Major Project Site Plan approval applications where no Special Permit is required. See §175-67 for Minor Project Site Plan applications.

B Pre-application Meetings

Before filing an application, a preliminary conference with the Zoning Administrative Officer and one Planning Board member designated by the Planning Board Chair 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 conference 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.

C Submission

All Major Project Site Plans shall be submitted, with multiple **13 copies** with **one electronic file in .pdf format** as required by the Planning Board, to the Zoning Administrative Officer, who shall distribute them to the Planning Board and such other municipal boards, officials, and consultants as the Planning Board deems appropriate. The Planning Board's consultant or a designated Town employee shall make the initial determination as to whether or not the application is complete for the purpose of accepting it for review. In addition to the Site Plan drawings, the applicant shall submit:

1. A long-form Environmental Assessment Form or Draft Environmental Impact Statement.
2. An agricultural data statement as defined in §175-74, if required by §175-37C.
3. 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.

D. Application for Area Variance

Where a proposed Site Plan contains one or more features which do not comply with the dimensional regulations of this Chapter, application may be made to the Zoning Board of Appeals for an area variance pursuant to §175-59F without a decision or determination by the Zoning Administrative Officer.

E. SEQRA Compliance

Upon receipt of application materials it deems complete, the Planning Board shall initiate the New York State Environmental Quality Review process by either circulating the application and Environmental Assessment Form to all involved agencies (if coordinated review is undertaken) or by issuing its determination of significance within 20 days. Where the proposed action may have a significant effect on the environment, the Planning Board shall issue a positive declaration and require the submission of a Draft Environmental Impact Statement (DEIS). No time periods for decision making in this Chapter shall begin to run until either acceptance of a DEIS as satisfactory pursuant to New York State Department of Environmental Conservation Regulations or the issuance of a negative declaration.

F. Public Hearing and Decision

1. The Planning Board shall hold a public hearing on the Site Plan and shall follow the provisions on notice, agricultural data statements, county review, Conservation Board review, and time limits for Special Permits in §§175-62E through G.
2. Criteria for decisions on Site Plans shall be limited to those listed in §175-65D. In granting Site Plan approval, the Planning Board may impose any conditions which it considers necessary to fulfill the purposes of this Chapter. These conditions may include increasing dimensional or area requirements, requiring the set-aside of perpetual open space land pursuant to §175-20, specifying location, character, and number of vehicle access points, requiring landscaping and/or screening, requiring clustering of

structures and uses in order to preserve environmental resources and minimize the burden on public services and facilities, and/or requiring performance guarantees to insure the completion of the project in accordance with the conditions imposed.

3. A copy of the decision shall be immediately filed in the Town Clerk's office and mailed to the applicant. resolution of either approval or approval with modifications and/or conditions shall include authorization to the Planning Board Chairman to stamp and sign the Site Plan upon the applicant's compliance with applicable conditions and the submission requirements stated herein.

4. If the Planning Board's resolution includes a requirement that modifications be incorporated in the Site Plan, conformance with these modifications shall be considered a condition of approval. If the Site Plan is disapproved, the Planning Board may recommend further study of the Site Plan and resubmission to the Planning Board after it has been revised or redesigned.

§175-65 SITE PLAN REVIEW AND APPROVAL

A. Applicability

1. Site Plan approval by the Planning Board shall be required for all permitted uses listed on the Use Table as requiring Site Plan approval only. Site Plan review shall be included as an integral part of the Special Permit approval process and no separate Site Plan approval shall be required for uses requiring a Special Permit.

2. The procedures for review of Site Plans for Major and Minor Projects (as defined in Article XII) are described in §§175-66 and 175-67. Agricultural structures with a footprint of over 15,000 square feet shall require Minor Project site plan approval. Agricultural structures with a footprint of 10,000 square feet or less are exempt from site plan approval requirements.

3. Site Plan approval shall also be required for any development which is the functional equivalent of a land subdivision but which is structured for ownership purposes as a condominium project. In such cases, the Planning Board shall apply all relevant review criteria contained in the Land Development Law (Chapter 112 of the Town Code) as well as the provisions of this Chapter.

B. Required Information for Site Plan

An application for Site Plan approval shall be accompanied by plans and descriptive information sufficient to clearly portray the intentions of the applicant. Minor Project Site Plans shall contain the information required by §175-67C and other information listed below if the Planning Board deems such information necessary to conduct an informed review. Major Project Site Plans shall be prepared by a licensed professional engineer, architect, surveyor, or landscape architect, and shall include the following (unless waived):

SITE PLAN CHECK LIST

_____ 1. A location map drawn at the scale of 2,000 feet to the inch or larger (or other convenient scale acceptable to the Planning Board) that shows the relationship of the proposal to existing community facilities which affect or serve it, such as roads, shopping areas, schools, etc. A vicinity map shall also be submitted that shows all properties, subdivisions, streets, and easements within 500 feet of the property. Such maps may be superimposed on a United States Geological Survey or New York State Department of Transportation map of the area.

_____ 2. An existing conditions map, showing existing buildings, roads, utilities, and other man-made features, as well as topography and all existing natural land features that may influence the design of the proposed use such as rock outcrops, single trees eight or more inches in diameter located within any area where clearing will occur, forest cover, soils (including prime and statewide important agricultural soils), and ponds, lakes, wetlands and watercourses, aquifers, floodplains, and drainage retention areas.

_____ 3. A Site Plan, drawn at a scale and on a sheet size appropriate to the project. The information listed below shall be shown on the Site Plan and continuation sheets.

_____ 4. Name of the project, boundaries, date, north arrow, and scale of the plan. Name and address of the owner of record, developer, and seal of the engineer, architect, surveyor, and/or landscape architect. If the applicant is not the record owner, a letter of authorization shall be required from the owner.

_____ 5. The location and use of all existing and proposed structures within the property, including all dimensions of height and floor area, all exterior entrances, and all anticipated future additions and alterations.

_____ 6. The location of all present and proposed public and private ways, off-street parking areas, driveways, outdoor storage areas, sidewalks, ramps, curbs, paths, landscaping, walls, and fences. Location, type, and screening details for all waste disposal containers shall also be shown.

_____ 7. **The location, height, intensity, and bulb type (sodium, incandescent, etc.) of all external lighting fixtures.** The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.

_____ 8. The location, height, size, materials, and design of all proposed signs in compliance with §175-39. In lieu of specific sign proposals in connection with the site plan submission, the applicant may submit and the Planning Board may approve a general sign plan and program for the premises, specifying intended locations, sizes, areas, message, design, and illumination.

_____ 9. The location of all present and proposed utility systems including:

- _____ a. Sewage or septic system;
- _____ b. Water supply system;
- _____ c. Telephone, cable, and electrical systems; and
- _____ d. Storm drainage system including existing and proposed drain lines, culverts, catch basins, headwalls, endwalls, hydrants, manholes, and drainage swales.

_____ 10. Erosion and sedimentation control plan required by §175-32 to prevent the pollution of surface or groundwater, erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.

_____ 11. Existing and proposed topography at two-foot contour intervals, or such other contour interval as the Board shall specify. All elevations shall refer to the nearest United States Coastal and Geodetic Bench Mark. If any portion of the parcel is within the 100-year floodplain, the area will be shown, and base flood elevations given. Areas shall be indicated within the proposed site and within 50 feet of the proposed site where soil removal or filling is required, showing the approximate volume in cubic yards.

_____ 12. A landscape, planting, and grading plan showing proposed changes to existing features.

_____ 13. Land Use District boundaries within 200 feet of the site's perimeter shall be drawn and identified on the Site Plan, as well as any Overlay Districts that apply to the property.

_____ 14. Traffic flow patterns within the site, entrances and exits, and loading and unloading areas, as well as curb cuts on the site and within 100 feet of the site. The Planning Board may, at its discretion, require a detailed traffic study for large developments or for those in heavy traffic areas to satisfy the requirements of §175-40N.

_____ 15. For new construction or alterations to any structure, a table containing the following information shall be included:

- _____ a. Estimated area of structure currently used and intended to be used for particular uses such as retail operation, office, storage, etc.;
- _____ b. Estimated maximum number of current and future employees;
- _____ c. Maximum seating capacity, where applicable; and
- _____ d. Number of parking spaces existing and required for the intended use.

_____ 16. Elevations at a scale of one-quarter inch equals one foot for all exterior facades of the proposed structure(s) and/or alterations to or expansions of existing facades, showing design features and indicating the type and color of materials to be used.

_____ 17. Where appropriate, the Planning Board may request soil logs, percolation test results, and storm run-off calculations.

_____ 18. Plans for disposal of construction and demolition waste, either on-site or at an approved disposal facility.

_____ 19. Part One of a long-form Environmental Assessment Form or Draft Environmental Impact Statement.

_____ 20. Where appropriate, a cultural resource survey of resources with historic or archaeological significance.

_____ 21. A letter from the Zoning Administrative Officer stating either that there are no outstanding zoning violations on the property or that the requested site plan approval is needed in order to correct a violation.

_____ 22. Other information that may be deemed necessary by the Planning Board.

- a) _____

- b) _____

- c) _____

c. Waivers

The Planning Board may waive or allow deferred submission of any of the information required in Subsection B above, as it deems appropriate to the application. Such waivers shall be discussed in the course of pre-application conferences. The Planning Board shall issue a written statement of waivers for all major projects. This statement shall be filed in the permanent record of the property.

- a) _____

- b) _____

- c) _____

- d) _____

- e) _____

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

_____ 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.

_____ 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.

_____ 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.

§175-68 IMPLEMENTATION, REVISION, AND ENFORCEMENT OF APPROVED SITE PLANS

A. Within 6 months after receiving approval of a Site Plan, with or without modifications, the applicant shall submit multiple copies of the Site Plan, as determined by the Planning Board, for stamping and signing. The Site Plan submitted for stamping shall conform strictly to the Site Plan approved by the Planning Board, except that it shall further incorporate any required revisions or other modifications and shall be accompanied by the following additional information:

1. Record of application for and approval status of all necessary permits from Federal, State, and County officials.
2. Detailed sizing and final material specification of all required improvements.
3. An estimated project construction schedule. If a performance guarantee pursuant to Subsection B is to be provided by the applicant for all or some portion of the work, a detailed site improvements cost estimate shall be included.
4. Proof of payment of the Planning Board's reasonable review costs.

5. Upon stamping and signing the Site Plan, the Planning Board shall forward copies of the approved Site Plan to the Zoning Administrative Officer and the applicant. The Zoning Administrative Officer may then issue a Building Permit. A Certificate of Occupancy may only be issued if the project conforms to all applicable requirements of the Site Plan Approval.

B. Performance Guarantee

No Certificate of Occupancy shall be issued until all improvements shown on the Site Plan are installed, or a sufficient performance guarantee has been posted for improvements not yet completed. The performance guarantee shall be posted in accordance with the procedures specified in §277 of the Town Law relating to subdivisions. The amount and sufficiency of such performance guarantee shall be determined by the Town Board after consultation with the Planning Board, Town Attorney, Zoning Administrative Officer, other local officials, and its consultants.

C. As-Built Plans and Inspection of Improvements

No Certificate of Occupancy shall be granted until the applicant has filed a set of as-built plans with the Zoning Administrative Officer, indicating any deviations from the approved Site Plan. The Zoning Administrative Officer shall be responsible for ensuring compliance with the site plan approval and for the inspection of site improvements, including coordination with the Town's consultants and other local officials and agencies, as may be appropriate, and shall grant a Certificate of Occupancy upon a finding that the project as built complies in all material respects with the Site Plan. The Zoning Administrative Officer shall also have the authority to inspect soil mines for compliance with conditions authorized by §175-17.2D throughout the life of the mine. Costs of any required inspections may be charged to the applicant as provided in section §71-3 of the Town Code.

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Addition to 1602 Route 9		
Project Location (describe, and attach a general location map): 1602 Route 9, Garrison, NY - Putnam County TM# 71.20-01-17		
Brief Description of Proposed Action (include purpose or need): Addition to rear of existing building to increase garage, shop and storage space within HC zoning district Two story structure, 3,820 sq. ft with 1,800 sq. ft basement.		
Name of Applicant/Sponsor: Andre' Grasso	Telephone: 845-424-4111	E-Mail: agrasso@indexid.com
Address: 1602 Route 9		
City/PO: Garrison	State: NY	Zip Code: 10524
Project Contact (if not same as sponsor; give name and title/role): same as above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same as above	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Phillipstown Planning Board	03/02/16
c. City Council, Town or <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

C. Planning and Zoning

C.1. Planning and zoning actions.	
Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<ul style="list-style-type: none"> • If Yes, complete sections C, F and G. • If No, proceed to question C.2 and complete all remaining sections and questions in Part 1 	
C.2. Adopted land use plans.	
a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? <input type="checkbox"/> Yes <input type="checkbox"/> No	
b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If Yes, identify the plan(s):	

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

HC zone

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Garrison Union Free School District

b. What police or other public protection forces serve the project site?
Putnam County Sheriff, NYS Police

c. Which fire protection and emergency medical services serve the project site?
Garrison Fire Department, Garrison Volunteer Ambulance

d. What parks serve the project site?
none

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:
• Total number of phases anticipated _____
• Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
• Anticipated completion date of final phase _____ month _____ year
• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No

If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No

If Yes,

- i. Total number of structures _____
- ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length
- iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No

If Yes,

- i. Purpose of the impoundment: _____
- ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) Yes No

If Yes:

- i. What is the purpose of the excavation or dredging? _____
- ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 - Volume (specify tons or cubic yards): _____
 - Over what duration of time? _____
- iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No

If Yes:

- i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

• Describe extensions or capacity expansions proposed to serve this project: _____

• Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

- Do existing sewer lines serve the project site? Yes No
 - Will line extension within an existing district be necessary to serve the project? Yes No
- If Yes:
- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____

- Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No

- ii. In addition to emissions as calculated in the application, the project will generate:
- _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend

Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration: _____

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: _____

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s): _____

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation: _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____
 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____
 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No

If Yes:

- i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
- ii. Anticipated rate of disposal/processing:
 - _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 - _____ Tons/hour, if combustion or thermal treatment
- iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No

If Yes:

- i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____
- ii. Generally describe processes or activities involving hazardous wastes or constituents: _____
- iii. Specify amount to be handled or generated _____ tons/month
- iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility: _____

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

- Urban Industrial Commercial Residential (suburban) Rural (non-farm)
- Forest Agriculture Aquatic Other (specify): _____

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____			

c. Is the project site presently used by members of the community for public recreation? Yes No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No

If Yes,

i. Identify Facilities: _____

e. Does the project site contain an existing dam? Yes No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection: _____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No

If Yes:

i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility: _____

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred: _____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No

Yes - Spills Incidents database

Provide DEC ID number(s): _____

Yes - Environmental Site Remediation database

Provide DEC ID number(s): _____

Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No

If yes, provide DEC ID number(s): _____

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either i or ii, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? Yes No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes No

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? Yes No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? Yes No
If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? Yes No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? Yes No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? Yes No

If Yes:

i. Nature of the natural landmark: Biological Community Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? Yes No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District	
ii. Name: _____	
iii. Brief description of attributes on which listing is based: _____	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify resource: _____	
ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____	
iii. Distance between project and resource: _____ miles.	
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Identify the name of the river and its designation: _____	
ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	
<input type="checkbox"/> Yes <input type="checkbox"/> No	

F. Additional Information

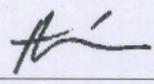
Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Andre' Grasso Date 03/02/17

Signature  Digitally signed by Andre' Grasso
 DN: cn=Andre' Grasso, o=IndexID, ou, email=agrasso@indexid.com, c=US
 Date: 2017.02.28 15:25:28 -05'00' Title Owner



RECEIVED
SEP 14 2016
BY: *AG*

RONALD J. GAINER, P.E., PLLC
31 Baldwin Road, Patterson, NY 12563
Mailing Address: PO BOX 417, Pawling, NY 12564

office 845-878-6507 cell 845-527-1432

TO: Town of Philipstown Planning Board DATE: September 9, 2016
FROM: Ronald J. Gainer, PE SUBJ: Grasso Site Plan; NYS Route 9 (Garrison)

As provided in Section 175-66B of the Town Code a pre-application meeting was held on August 26, 2016 concerning Andre Grasso's plans to add a warehouse on an existing, developed commercial property at 1602 Route 9, in Garrison.

In attendance were the following:

Andre Grasso	-	Applicant/Owner
Anthony Merante	-	Planning Board Chairman
Kim Conner	-	Planning Board Member
Greg Wunner	-	Code Enforcement Officer
Linda Valentino	-	Planning Board Secretary
Ron Gainer	-	Town Engineer

The following matters were discussed:

Purpose of Application:

He operates 2 businesses out of the property, which he deemed either professional offices or R&D. His businesses designs and develops new assemblies/concepts and makes prototypes for the client's use. No large-scale manufacturing is done at the site. Grasso provided a business card for one business he operates at the site - "*Index Industrial Design & Development Inc.*"

The property size is 100' x 300', along the east side of NYS Route 9; tax parcel no. 71.20-01-17. Grasso is proposing a 3,300 sf 2-story (1,656 sf footprint) warehouse addition to the rear of the present building, to be used for storage. The addition will be similar in appearance to, and to the same height as, the existing rear portion of the existing structure. Conceptual floor plans and elevations with presented, for the Town's understanding of the planned construction. The new construction will mostly be concealed from view at the street by the existing building on site.

Zoning District Information:

From the zoning map posted on the Town's web site, the property is located in the Highway Commercial ("HC") Zoning District.

It does not appear that any of the "environmental" overlay districts, and their attendant regulations, apply to the property in question.

Site Plan Review Required:

Per the Town of Philipstown Article XII (§175-74 - "Definitions"), "Office" use normally refers to a workplace in which manufacturing processes, retail sales, construction, and warehousing do not occur on the premises, such as professional offices. However, the Town's definition of "Office" also includes

RE: Grasso Site Plan; NYS Route 9

business offices that support or manage manufacturing, retailing, construction, and warehousing, as well as research laboratories and other facilities in which research activities are conducted.

Therefore, it is felt that the existing use of the site, and the proposed warehouse addition, could be deemed as "office" and so represent a conforming use of the property.

Per the "Use Table" contained in the Zoning Ordinance, Site Plan approval from the Planning Board is required for the proposed warehouse addition.

Since no improvements to the existing site access is proposed, no approval from NYS DOT will be required as part of this application. The applicant will have to identify existing and proposed occupancy/staffing at the site, to establish whether any expansion of either the on-site well or sanitary disposal system will be required as part of the overall project.

Site Plan Procedures:

It was found that the original development of the site obtained site plan approval from the Planning Board in 1989±. Therefore, an "Amended" Site Plan approval application should be submitted for this latest proposal.

It is noted that, as the addition is greater than 1,000 sf, per §175-60 C(1)(c), it would represent a "major" project. Therefore, a Long Form EAF should be filed with the application. Section §175-68D covers amended site plan review procedures. Per paragraph D(2) of this section, a Public Hearing will be required (as it represents a major project).

All bulk dimensional requirements for the "HC" district should be provided in a table on the Site Plan, and it identified whether any non-compliances will exist with the new construction planned. Grasso expressed some concern over "impervious coverage". The limitation for the "HC" zone is 60% and, per Code, this calculation includes all buildings, parking, driveways and any other paved surfaces. If any non-compliances will result, the application will have to be referred to the ZBA for a variance.

Site Plan Fees:

The following fees should be posted by the applicant:

"Amended Site Plan, major"	-	\$1,000 + \$20/parking space
Escrow	-	\$5,000 (un-used monies returned to applicant)
Public Hearing fee	-	\$250

Therefore, fees of \$1,250 + \$20 for every new parking space required, and a \$5,000 escrow should be posted by the applicant as part of the Amended Site Plan application filing. The application fees and escrow deposit should be posted with separate checks.

At the conclusion of these discussions, the pre-application meeting concluded.

c: Greg Wunner, Code Enforcement Officer
Stephen Gaba, Esq.
Applicant



Andre' W. Grasso
OWPP, LLC | OAPP, LLC
Property Management Account
P.O. Box 349, Garrison, NY 10524

PROPERTIES WITHIN 500' OF PROJECT at 1602 ROUTE 9, GARRISON, NY

71.20-1-1
RODAK JOHN
RODAK COLLEEN
1591 RT 9
GARRISON, NY 10524

71.20-1-17
GRASSO ANDRE
PO BOX 349
GARRISON, NY 10524

71.20-1-22
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

71.20-1-23
MCCLUSKEY KENNETH
2788 WILSON AVE
BELLMORE, NY 11710

71.20-1-19
HEINTZ CURTIS
198 OLD WEST POINT RD E
GARRISON, NY 10524

82.8-1-37
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

82.-2-19
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

71.20-1-3
SOUNDS IN THE GRASS INC.
PO BOX 70
GARRISON, NY 10524

82.8-1-39
MCGINNIS SHARON
KEESLER THOMAS
16 ATONEMENT AVE
GARRISON, NY 10524

71.20-1-2.1
BARTON SEAN
MADDOCKS JOSHUA
1611 RT 9
GARRISON, NY 10524

71.20-1-14
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

82.8-1-23
YULIN INTERNATIONAL LLC
138 BROADWAY APT 3C
BROOKLYN, NY 11211

71.-2-15
SOUNDS IN THE GRASS INC.
PO BOX 70
GARRISON, NY 10524

82.8-1-43
SISTERS OF ATONEMENT
GRAYMOOR
GARRISON, NY 10524

71.20-1-4
LEWIS ANNA HILDA
203 198 OLD WEST POINT RD
GARRISON, NY 10524

82.-2-1
SOUNDS IN THE GRASS INC.
PO BOX 70
GARRISON, NY 10524

71.20-1-18
OAPP LLC
PO BOX 349
GARRISON, NY 10524

71.20-1-15
GARRISON VOLUNTEER FIRE
CO INC
1616 RT 9
GARRISON, NY 10524

71.20-1-2.2
ROSENBERG MARK
ROSENBERG BETH
1625 RT 9
GARRISON, NY 10524

82.8-1-36
LEUTHNER LANI
LEUTHNER JOHN
188 OLD WEST POINT RD E
GARRISON, NY 10524

82.8-1-44
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

71.20-1-16
FRIARS OF THE ATONEMENT
PO BOX 300
GARRISON, NY 10524

PhilipstownTown

Layers

Mode Create Quick View Display Currently in: Select Mode

Search

Search

Old Search

GIS

Admin

Contacts

Calendar

Dashboard

Editors

Reports

Console

BetaConsole

Reminders

Projects

Templates

Abutter Control

Abutter Distance (ft.)

500

Parcel Results

Use Legal Address

Print Key	Owner Name	Address	Zone
T120114	RODAK, D.	1521 RT 9	B2
B2B-1409	MOSKINSKI, J	1647 RT 9	F40
T120116	GATE, LLC	1500 RT 9	B2
T120117	BRASSE, D.	1502 RT 9	B2
T120118	COOPER, R.	1511 RT 9	B2
T120119	GARRISON, J	1518 RT 9	B2
T120120	FRASER, D.	1521 RT 9	B2

Additional Notes

Export

Print Keying Map

Export CSV

NYS Basemap

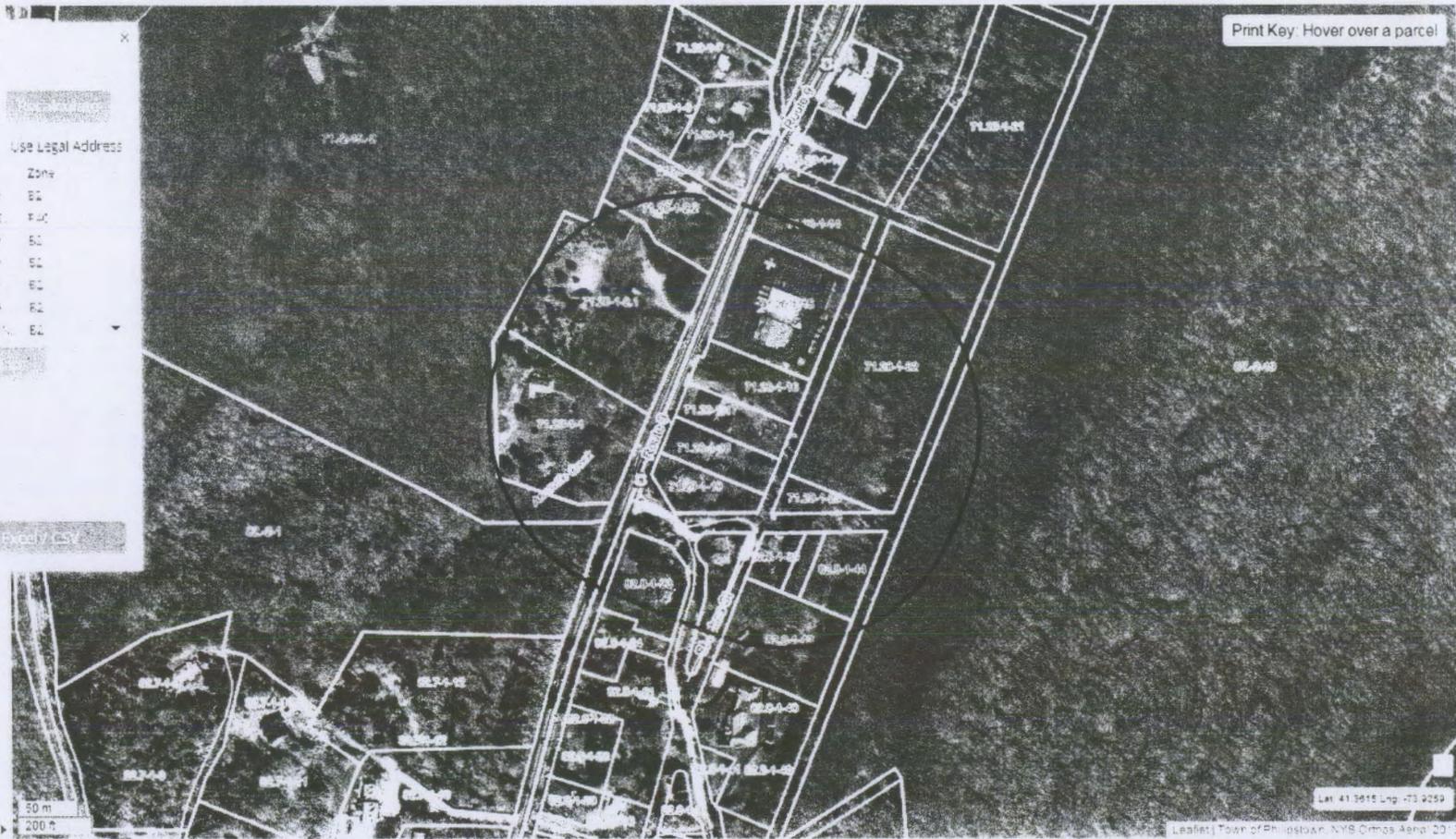
NYS Wetlands

Open Cycle Map

Open Street Map

USGS Topography

Print Key: Hover over a parcel



Leaflet | Town of Philipstown, NYS Ortho Aerial 2013

v5.3.6.3

1:10 PM

Submit Issue

1:10 PM

**COUNTY OF PUTNAM & TOWN OF PHILIPSTOWN
2017 COUNTY & TOWN TAXES**

Bill No. 002448
Sequence No. 2038
Page No. 1 of 1

* For Fiscal Year 01/01/2017 to 12/31/2017 * Warrant Date 12/20/2016

MAKE CHECKS PAYABLE TO:

Tina M. Merando, Tax Collector
238 Main St
Cold Spring, NY 10516
845-265-3329

Grasso Andre
PO Box 349
Garrison, NY 10524

TO PAY IN PERSON

238 Main Street
Cold Spring NY 10516
January Hrs: 7:30am 4pm
Tues Evenings 6-8pm

SWIS S/B/L ADDRESS & LEGAL DESCRIPTION & CK DIGIT

372689 71.20-1-17
Address: 1602 Rt 9
Town of: Philipstown
School: Garrison Union Fre
NYS Tax & Finance School District Code:
464 - Office bldg. Roll Sect. 1
Parcel Dimensions: 100.00 X 300.00
Account No.
Bank Code

Estimated State Aid: TOWN 33,820

PROPERTY TAXPAYER'S BILL OF RIGHTS

The Total Assessed Value of this property is: 331,250
The Uniform Percentage of Value used to establish assessments in your municipality was: 46.50
The assessor estimates the Full Market Value of this property as of July 1, 2015 was: 712,366
If you feel your assessment is too high, you have the right to seek a reduction in the future. A publication entitled "Contesting Your Assessment in New York State" is available at the assessor's office and on-line: www.tax.ny.gov. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate
-----------	-------	-------------	---------------------	-----------	-------	-------------	---------------------

PROPERTY TAXES

Taxing Purpose	Total Tax Levy	% Change From Prior Year	Taxable Assessed Value or Units	Rates per \$1000 or per Unit	Tax Amount
County Tax	41,435,402	1.0	331,250.00	6.632073	2,196.87
Town Tax	5,278,175	-0.2	331,250.00	5.793811	1,919.20
J L B Library Tax	276,000	0.0	331,250.00	.269773	89.36
Fire #1	776,908	27.2	331,250.00	2.032178	673.16
TOTAL	47,766,485				4,878.59

PENALTIES: FEB 1%, MARCH 2%, APRIL 3%, MAY 4%, JUNE 5%, JULY 6%
MAY 1ST ALL UNPAID TAXES ARE TURNED OVER TO COUNTY COLLECTION

PAID 1/2 JP
JAN 17 2017
TOWN OF PHILIPSTOWN

Property description(s): Land & Comm Bldg 0010000003000000000000 56-2-7

PENALTY SCHEDULE	Penalty/Interest	Amount	Total Due	TOTAL TAXES DUE	\$4,878.59
Due By: 01/31/2017	0.00	4,878.59	4,878.59		
02/28/2017	48.79	4,878.59	4,927.38		

Apply For Third Party Notification By: 11/15/2017
Taxes paid by _____ CA CH

RETURN THE ENTIRE BILL WITH PAYMENT AND PLACE A CHECK MARK IN THIS BOX [] IF YOU WANT A RECEIPT OF PAYMENT. THE RECEIVER'S STUB MUST BE RETURNED WITH PAYMENT.

March 2, 2017

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



RE: Minor Site Plan Application of John & Kimberly Sabatini
Submission of and request for Approval of Revised Plans

Dear Chairman Merante and Honorable Board Members:

The Sabatini project received approval from the Planning Board in May of 2016. Since then, the owners have come to realize that the project was more ambitious than originally anticipated. Accordingly, they have reduced the scale of the project. It is certain that the resulting plan will cause much less disturbance and thus, significantly less impact. The more important changes are itemized below:

1. The haul road has been eliminated. Instead the plan is to remove a portion of the garage to provide access to the rear of the building from the existing driveway.
2. The proposed second permanent driveway has been removed from the plan.
3. The addition to the house now has a smaller footprint.

We submit herewith thirteen (13) sets of the following:

1. Badey & Watson's revised 4-sheet plan set for the Sabatini project, last revised on March 2, 2017.
2. Highland Architecture's revised Floor Plans, last revised on February 21, 2017.

Architectural elevations will be presented at the planning board meeting. Please place this matter on the agenda for the March 2017 Planning Board meeting, at which time we are hopeful that you will consider approving the revised plans. As always, thank you for your continued consideration.

Yours truly,

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

By
Glennon J. Watson, L.S.
845.265.9217 x14
gwatson@badey-watson.com

GJW/msm

cc: File U:\77-146B\WO_22576\AM05MY16BP_Sabatini_SubmitRevisedPlans.docx
John & Kimberly Sabatini
Justin Kacur, RA, Highlands Architecture

RECEIVED
3-3-17

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

The undersigned hereby make application to the Planning Board of the Town of Philipstown under Part-One Subdivision Regulations for one of the following (check one):

- for approval of a Preliminary Plat;
- for approval of a Final Plat;
- for approval of a Minor Subdivision as a Final Plat; or
- for revision of a previously Filed Plat.

For Office Use Only

1.	Application # _____
2.	Fee _____
3.	Rec'd by _____
4.	Date _____

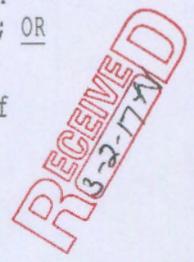
I. Identification of Applicant and Owner:

a. Applicant/Owner (name) Jeremy & Amy Samson Tel. 845-424-6261
address 362 Old West Point Road
Garrison, NY 10524

b. Applicant/Owner of property if not same as Applicant:
(name) John E. & Catherine A. Ciulla Tel. 845-424-3923
address 372 West Point Road
Garrison, NY 10524

II. Attachments: Each of the following, when applicable, shall be attached to and are made a part of this Application (check the items attached):

- A- 1 Affidavit of Ownership, executed by the individual, or by the general partner of a partnership, that is the owner of property if not same as the Applicant; OR
- A-2 Affidavit of Ownership, executed by a corporation that is the owner of property if not same as the applicant.
- Appendix B- 1 certification executed by the Applicant if the Applicant is a partnership, corporation, association or business trust.



II Attachments: (cont.)

- Appendix B-2 certification executed by the owner of property if the owner is a partnership, corporation, association or business trust
- Appendix C Disclosure Statement under Sec. 809 of the General Municipal law.
- Appendix D Identification of Property and Proposal.
- Appendix E Identification of Plans and Documents.
- EAF - Environmental Assessment Form
- Application Checklist
- Request for a Waiver of Subdivision Regulations

III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations, including the taking of tests and materials samples:

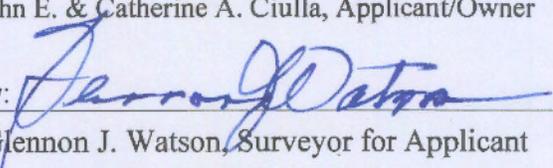
IV. Endorsements:

a. Applicant/Owner

Jeremy & Amy Samson, Applicant/Owner
John E. & Catherine A. Ciulla, Applicant/Owner

Date March 2, 2017

Signed by:


Glennon J. Watson, Surveyor for Applicant

(See attached permission letters)

b. Owner of Property if not same as Applicant

Date _____

Signed _____

A P P E N D I X C

T O W N O F P H I L I P S T O W N , N E W Y O R K
D I S C L O S U R E S T A T E M E N T A C C O M P A N Y I N G A P P L I C A T I O N O R P E T I T I O N

A. Identification of Application or Petition:

1. TO: Philipstown Town Board
 Philipstown Planning Board
 Zoning Board of Appeals
 Zoning Administration Officer/Building Inspector

2. NAME OF APPLICANT: Jeremy & Amy Samson & John E. & Catherine A. Ciulla

3. RESIDENCE: 362 Old West Point Road Garrison, NY 10524
372 Old West Point Road Garrison NY 10524

4. DATE: 3/2/2017

5. NATURE OF APPLICATION OR PETITION: Approval of Final Subdivision Plat to Adjust the
Line Dividing Lands of Jeremy & Amy Samson From Lands of John E. & Catherine A. Ciulla

B. Nature and Extent of Interest of any State Officer or Municipal Officer or Employee in this Application (Set forth in detail).

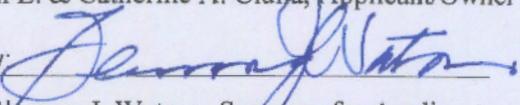
None

C. Statement that no State Officer or Municipal Officer or Employee has an interest in this Application.

The undersigned Applicant or Petitioner certifies by signature on this Disclosure Statement that, with the exception of the information contained in Paragraph B, above in accordance with the provisions of Sec. 809 of the General Municipal Law, no State officer or any officer or employee of the Town of Philipstown or of any municipality of which the Town is a part has any interest in the person, partnership or association making the above application, petition or request.

Jeremy & Amy Samson, Applicant/Owner
John E. & Catherine A. Ciulla, Applicant/Owner

Date : 3/2/2017

Signed by: 
Glennon J. Watson, Surveyor for Applicant

(Note: See reverse for the provisions of Sec. 809)

This informaton is provided especially for those who may be making appli-
cation without assistance of counsel, so that they will be fully advised as to
the purpose and requirements of this statute.

SEC. 809. DISCLOSURE IN CERTAIN APPLICATIONS

1. Every application, petition or request submitted for a variance, amend-
ment, change of zoning, approval of a plat, exemption from a plat or official map
license or permit, pursuant to the provisions of any ordinance, local law, rule or
regulation constituting the zoning and planning regulations of a municipality shall
state the name, residence and the nature and extent of the interest of any state
officer or any officer or employee of such municipality of which such municipality
is a part, in the person, partnership or association making such application,
petition or request (hereinafter called the applicant) to the extent known to such
applicant.

2. For the purpose of this section an officer or employee shall be deemed to
have an interest in the applicant when he, his spouse, or their brothers, sisters,
parents, children, grandchildren, or the spouse of any of them

- (a) is the applicant, or
- (b) is an officer, director, partner or employee of the applicant, or
- (c) legally or beneficially owns or controls stock of a corporate appli-
cant or is a member of a partnership or association applicant, or
- (d) is a party to an agreement with such on applicant, express or implied,
whereby he may receive any payment, or other benefit, whether or not
for services rendered, dependent or contingent upon the favorable
approval of such application, petition or request.

3. Ownership of less than five per cent of the stock of a corporation
whose stock is listed on the New York or American Stock Exchanges shall not
constitute an interest for the purposes of this section.

4. A person who knowingly and intentionally violates this section shall
be guilty of a misdemeanor.

A P P E N D I X D: IDENTIFICATION OF PROPERTY AND PROPOSAL

D-1. Property

- a. Total acres 3.837
- b. Does application cover all contiguous land of the owner? Yes
If no, explain any excluded area _____

c. Tax Map: Sheet 71. Block 2 Parcel(s) 42 Samson
 Tax Map: Sheet 71. Block 2 Parcel(s) 41 Ciulla
 Tax Map: Sheet 71. Block 2 Parcel(s) 43 Ciulla

d. Last Deed Date 9/13/2016 Liber 2023 Page 498 Samson
 Last Deed Date 7/19/2005 Liber 1714 Page 241 (Ciulla)
 Last Deed Date 7/17/1998 Liber 1436 Page 275 (Ciulla)

Date

D-2. Location:

- a. Zoning District(s) RR (Rural Residential)
- b. Property abuts (street or roads) Old West Point Road
- c. Municipal Districts encompassing all or part of property:
 School: Garrison School District
 Fire Protection: Garrison Fire District
 Other: -
- d. Does plat propose a new street or private way connecting directly into any State Highway or County Road? No If yes, give name and route # _____
- e. Does plat involve drainage lines connecting directly into any channel lines established by the County of Putnam? No
- f. Does plat include any land within 500 feet of any abutting municipality, the boundary of any existing or proposed County or State park or recreation area, the right-of-way of any existing or proposed County or State highway, the existing or proposed right-of-way or stream channel owned by the County and for which channel lines have been established, or the boundary of County or State land on which a public building or institution is established? Yes
 If yes, specify Property is within 500 ft. of NYS Route 403
- g. Give name and address of all property owners within 500 feet of the perimeter boundary of the proposed plat (as indicated in the current Town Tax Assessor's records): SEE ATTACHED LIST

D-3. Proposal:

- a. Number of existing Lots: 3, number already occupied by dwellings, if any: 2 (Proposed)
- b. Length of Proposed streets or private ways in Plat: Zero feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe None Shown

- d. Approximate acreage of land proposed as open space for parks and playground: Zero acres.
- e. Does applicant propose to dedicate to public use all of the open space shown on the proposed plat? No, if not, describe Existing wells in place.

- f. How is water supply to be provided? Individual Drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes, give date and describe Existing systems in place.

- g. How is sewage disposal to be provided? Individual SSTS
Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe _____

- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? No, if yes, describe _____

D-4. Procedures:

- a. Does applicant (in the case of preliminary plats) propose to submit a final subdivision plat to cover entire preliminary plat or to file same in sections?
 - entire;
 - in sections.
- b. Does applicant intend to request any special authorization for the plat under any of the following? No If yes, specify,
 - Sec 281 of Town Law (cluster)
 - Waiver of Subdivision Regulation (Sec. 5)
 - Alternate road standards

D-5. Encumbrances: If property is subject to any of the following encumbrances, describe or attach copies:

- a. easements None
- b. deed restrictions on use and development None
- c. mortgages L6121 mp 462 (Ciulla)
L6635 mp 141 (Samson)
- d. liens None
- e. leases None
- f. other None

D-6. Minor Plat: If request is made for acceptance of an application for final, approval of minor subdivision plat, complete the following:

- a. Does plat incorporate all of the tract from which lots are proposed to be divided? Yes
- b. Does the plat map show all natural water courses, ponds, swamps, flood plains or other land subject to potential flooding within the plat and any other land subject to potential flooding within the plat and any drainage onto the plat from any existing State Highway, County Road or Town Street? No

A P P E N D I X E: IDENTIFICATION OF PLANS AND DOCUMENTS

E-1. Surveyor and Designer(s) Responsible for Plans:

- a. Surveyor (name) BADEY & WATSON, Surveying & Engineering, P.C.
 Address 3063 Route 9
Cold Spring, NY 10516 Tel. (845) 265-9217 x14
 N. Y. License No. 48167 (Glennon J. Watson, L.S.)
- b. Engineer (name) NONE
 Address _____
 _____ Tel. _____
 N. Y. License No. _____
- c. Other (name) _____
 Address _____
 _____ Tel. _____
 N. Y. License, if any _____

E-2. Maps and Plans:

- a. Title and Date of Proposed Plat Map:
Final Subdivision Plat to Adjust the Line Dividing Lands of Jeremy & Amy Samson
From Lands of John E. & Catherine A. Ciulla
 No. of Sheets: 1
- b. Title and Date of Proposed Profiles and Construction Plans: _____

 No. of Sheets: _____
- c. Title, Date and Preparer of other maps and plans: _____

E-3. Other: Give titles, dates and preparer of reports and documents accompanying application: (such as results of soils test and reports on drainage, sewage disposal and water supply):

E-4. Attorney (if any):

- a. (name) _____
 Address _____
 _____ Tel. _____

Applicant	<u>Samson/Ciulla</u>
Project Name	<u>Final Subdivision Plat to Adjust the Line Dividing Lands of Samson/Ciulla</u>
Applicant's Representative	<u>Badey & Watson Surveying & Engineering, P.C.</u>
Tax Map ID #	<u>71.-2-41,42 &43</u>
Date	<u>March 2, 2017</u>

PHILIPSTOWN PLANNING BOARD
SUBMISSION CHECKLIST
SUBDIVISION APPLICATIONS

For all subdivision applications, the following requirements are applicable before application review.

A. Land may not be subdivided if the application will result in the following except with Planning Board Approval)

- All subdivisions require approval
- 2 or more lots located in a Business or Industrial zone
- 2 or more lots (of 10 acres or less) which have frontage on a state highway or county road located in a Res. Zone
- 3 or more lots each of which contains 10 acres or less
- The creation of a street, highway or r.o.w for vehicles

B. Land may not be divided so as to create rights-of-way for power, gas or telephone lines

C. Approved subdivision plats may not be revised

D. Subdivision plat requiring approval may not be used in connection with the conveyance of real property in the Town, or filed with the County Clerk's office until approved.

Preliminary Sketch Plans

1. Location of the plat in the neighborhood
2. Layout of lots, streets and existing contours at 10' intervals
3. Location of watercourses
4. Location of water bodies
5. Location of wetlands
6. Location of major natural features

Minor Subdivision Plat Applications

Typically, a plat of lots to which access is given by open development area private right-of-way or easements eligible for consideration as a minor plat.

I. General Submission Requirements

1. Application on proper forms
 2. Forms property signed
 3. Application Fee
 4. Final Plat Map (5 blue or black-line prints)
 - a. Scale of 1" = 40' or 50' but not less than 1" = 100'
 - b. No less than 20" x 20" no more than 36" x 48"
 - c. Black waterproof ink on good cloth or film
 5. Construction Plans (see Checklist VI)
 6. Evidence that:
 - a. sewer & water supply approved by PCDH
 - b. street or drainage connections to state or county roads submitted
 - i. Connection application made
 - c. NYSDEC wetland/watercourse modifications approved
 7. If major cuts or fills, grading plan
 - a. Five (5) blue or black line prints
 8. Design computations and data for drainage or central water and sanitary sewer systems
 9. Separate map for lots accessed by open development right-of-way or easement
- ### II. Title and location information:
1. Scale of not less than 1" = 100 feet
 2. Proposed layout of lots, streets and improvements
 3. Future subdivisions on contiguous land
 4. Title of the plat
 - a. Duplicate in Putnam Co.
 5. Date, Town, etc.
 - a. Date
 - b. Town
 - c. Scale
 - d. County
 - e. North point
 - f. State
 6. Location map at scale of 1" = 1000 or 2000 feet
 7. Vicinity map showing: property lines/streets within 500'
 - a. scale of 1" = 400' or 800'
 - b. adjacent owner identification
 8. Index map if plat is divided into sections or > 1 is reg.
 - a. showing lots, lot #'s, streets, street names
 - b. delineation of areas covered
 - c. scale of 1" = 400' or 800'

III. Site conditions and land evaluations:

1. Existing contours not exceeding 5-foot intervals
 - a. Meeting DOT standards for maps of 1" = 200'
2. Appropriate benchmark
3. Existing permanent buildings and structures
4. Existing watercourses, water bodies and streams
5. Location and limits of wetlands
6. Location and limits of potential flood hazard areas
7. Location of drainage discharge points from any street or property

IV. Property Ownership Information

1. Name and address of owner
2. Name and address of applicant if different from owner
3. Perimeter boundary of tract and area to be plotted
4. Approx. location of prop. lines 200 feet from tract
5. Both street r-o-w lines of any street abutting tract
6. Names of owners of property abutting tract
7. Proposed lots and lot numbers and area of each lot
8. Proposed street and/or r-o-w including widths
9. Location & dimensions of existing & proposed easements
10. Existing monuments
11. Any municipal or taxation district boundary
12. Any channel and building lines
13. Reserved areas for watercourses or wetland conservation

V. Development Proposal Information:

1. For each lot near watercourses, bodies, wetlands, flood hazard area, proposed floor elevation of lowest floor.

Jeremy Samson
Amy Samson
362 Old West Point Road
Garrison, New York 10524
(845) 424-6261
jssamson77@gmail.com

February 28, 2017

Honorable Anthony Merante, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, New York 10516

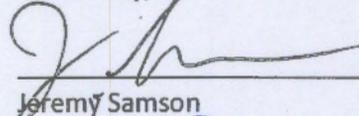
Dear Mr. Merante & Honorable Board Members:

This letter is to memorialize our permission for Glennon J. Watson, L.S. and the firm Badey & Watson, *Surveying & Engineering, PC*, to represent us before the Philipstown Planning Board and apply to it for approval of a lot line adjustment between lands owned by John E. & Catherine A. Ciulla (Tax ID 71.-2-41 and 43) and our land (Tax ID 71.-2-42).

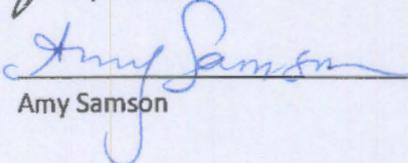
It is the Ciullas' intention to merge their two pre-existing and legally non-conforming lots into one larger, less non-conforming lot, while conveying approximately a half acre to us. Our lot is also legally non-conforming. The result will be that where there are now 3 legally non-conforming lots, once approved, there will be two. Both will be legally non-conforming. However, each will be less non-conforming than before the adjustment.

Thank you for your attention and consideration of our application.

Yours truly,



Jeremy Samson



Amy Samson

John E. Ciulla
Catherine A. Ciulla
372 Old West Point Road
Garrison, New York 10524
(845) 424-3923

February 28, 2017

Honorable Anthony Merante, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, New York 10516

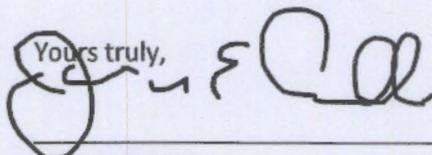
Dear Mr. Merante & Honorable Board Members:

This letter is to memorialize our permission for Glennon J. Watson, L.S. and the firm Badey & Watson, *Surveying & Engineering, PC*, to represent us before the Philipstown Planning Board and apply to it for approval of a lot line adjustment between our lands (Tax ID 71.-2-41 and 43) and the land of our neighbors Jeremy & Amy Samson (Tax ID 71.-2-42).

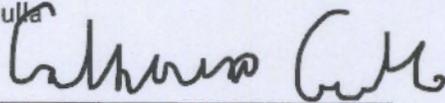
It is our intention to merge our two pre-existing and legally non-conforming lots into one larger, less non-conforming lot, while conveying approximately a half acre to the Samsons, whose lot is also legally non-conforming. The result will be that where there are now 3 legally non-conforming lots, once approved, there will be two. Both will be legally non-conforming. However, each will be less non-conforming than before the adjustment.

Thank you for your attention and consideration of our application.

Yours truly,



John E. Ciulla



Catherine A. Ciulla

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.

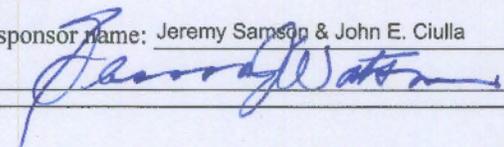
Part 1 - Project and Sponsor Information			
Name of Action or Project: Approval of Final Subdivision Plat to Adjust the Line Dividing Lands of Jeremy & Amy Samson from Lands of John E. & Catherine A. Ciulla			
Project Location (describe, and attach a location map): Old West Point Road Garrison, NY, Town of Philipstown (see attached map)			
Brief Description of Proposed Action: Lot line adjustment between the properties of Jeremy & Amy Samson & John E. & Catherine A. Ciulla. Approval will facilitate three non-conforming lots being merged and adjusted such that will be 2 non-conforming lots.			
Name of Applicant or Sponsor: Jeremy & Amy Samson and John E. & Catherine A. Ciulla		Telephone: 845-424-6261 E-Mail: jssamson77@gmail.com	
Address: c/o Jeremy & Amy Samson 362 Old West Point Road			
City/PO: Garrison	State: New York	Zip Code: 10524	
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"/>
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:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.837 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.837 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 type="checkbox"/> Commercial <input 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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</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?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</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: Jeremy Sampson & John E. Ciulla

Date: March 2, 2017

Signature: 

Surveyor for Applicant



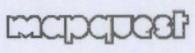
YOUR TRIP TO:

362 Old West Point Rd W

10 MIN | 5.7 MI 

Est. fuel cost: \$0.57

Trip time based on traffic conditions as of 10:52 AM on March 1, 2017. Current Traffic: Light



- 

1. Start out going southwest on Main St/NY-301 toward Cedar St.
Then 0.28 miles 0.28 total miles
- 

2. Take the 2nd left onto Chestnut St/NY-9D. Continue to follow NY-9D.
NY-9D is just past Academy St.
If you reach High St you've gone a little too far.
Then 4.07 miles 4.35 total miles
- 

3. Turn left onto Route 403/NY-403.
Route 403 is 0.2 miles past Meadow Ln.
If you reach Glenclyffe you've gone about 0.4 miles too far.
Then 0.94 miles 5.29 total miles
- 

4. Turn left onto Old West Point Rd W.
Old West Point Rd W is 0.1 miles past Forest Farm Rd.
If you are on Route 403 and reach Dale Ln you've gone a little too far.
Then 0.01 miles 5.29 total miles
- 

5. Turn right to stay on Old West Point Rd W (Portions unpaved).
Then 0.41 miles 5.71 total miles
- 

6. 362 Old West Point Rd W, Garrison, NY 10524-3801, 362 OLD WEST POINT RD W is on the left.
Your destination is just past Butter Hill Rd.
If you reach Beech Farm Ln you've gone about 0.2 miles too far.

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

**SAMSON & CIULLA
ADJOINER'S LIST
71.-2-41, 42 & 43**

71.-2-47
LANCASTER, RUSSELL
334 Old West Point Rd W
Garrison, NY 10524

71.-2-37
GRASSO, ANDRE
PO Box 122
Garrison, NY 10524

71.-2-10
ROHAN, GEOFFREY J
64 Kona Way
Garrison, NY 10524

71.-2-38
POOLE, ELIZABETH J
404 Old West Point Rd W
Garrison, NY 10524

71.-2-40
STROL, DANIEL J
PO Box 257
Garrison, NY 10524

71.-2-9
GEIST, JAMES J
210 Riverside Dr Apt 3B
New York, NY 10025

71.-2-34
GARRISON UNION FREE
SCHOOL
PO Box 193
Garrison, NY 10524

71.-2-46
LANCASTER, DRETHA
334 Old West Point Rd
Garrison, NY 10524

71.-2-2 & 3
SOUNDS IN THE GRASS
PO Box 70
Garrison, NY 10524

71.-2-5
CIULLA, JOHN
372 Old West Point Road W
Garrison, NY 10524

71.-2-4
OSBORN III, FREDERICK H
PO Box 347
Garrison, NY 10524

71.-2-13
FAHERTY, MARTIN P
8 Old Cat Rock Rd
Garrison, NY 10524

71.-2-11
SHARPLEY, KEITH E
7 Butter Hill Rd
Garrison, NY 10524

71.-2-44 & 45
CONBOY, ROBERT
350 Old West Point Rd
Garrison, NY 10524

71.-2-6
RAUCH, EDWARD
385 Old West Point Rd W
Garrison, NY 10524

71.-2-39.2
OWPP, LLC
PO Box 349
Garrison, NY 10524

71.-1-20
STATE OF NEW YORK
Putnam County Comm of Finance
40 Gleneida Avenue
Carmel, NY 10512

71.-2-39.1
WOOD, OBERT R
115 East 9th St
New York, NY 10003

71.-2-12
WEED, PETER M
12 Old Cat Rock Rd
Garrison, NY 10524

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WEED, PETER M
12 Old Cat Rock Rd
Garrison, NY 10524



PUTNAM COUNTY RECORDING PAGE
PAGE 1 OF RECORDED DOCUMENT

DOCUMENT # 14755

RETT: 38 \$0.00
CONSIDERATION: \$0.00

08/04/2005 10:47:41 A.M.
LIBER 1714 PAGE 241
RECEIPT: 14821 FEE: \$212.00
DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR RECORDING INFORMATION

RECORD & RETURN TO:

TYPE OR PRINT

JANIS W. SPROBET
Attorney at Law
Five Waller Avenue
White Plains, NY 10601

GRANTOR/MORTGAGOR
John and Catherine
Ciulla Ciulla
Alix E. Paine

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA ESMT
OTHER _____

RECORDING FEES

OF PAGES 5

RCD FEE 17.00
STAT CHG 5.00
REC MGMT 20.00
CROSS REF .00
TOTAL 42.00

() MORTGAGE TAX AFFIDAVIT FILED \$5.00

MORTGAGE/DEED TAX DISTRICTS:

TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
APPORTIONMENT MORTGAGE

MORTGAGE TYPES:

COMMERCIAL/VACANT LAND
1-2 FAMILY
CREDIT UNION/ PERSONAL MTG
3-6 UNITS
EXEMPT

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED
PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

BOUNDARY LINE EXCHANGE DEED

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

THIS INDENTURE, made the 19th day of July, 2005

BETWEEN

Alix E. Paine, residing at 384 Old West Point Road, Garrison, Town of Philipstown, New York 10524,

party of the first part, and

John Ciulla and Catherine Ciulla, husband and wife, both residing at Old West Point Road, Garrison, Town of Philipstown, New York 10524,

Note to recording officer: Each of the parties of the first part and of the second part are both grantors and grantees as the within conveyance represents an exchange of contiguous parcels recognizing de facto boundary line.

WITNESSETH, that the party of the first part, in consideration of the conveyance to her by the party of the second part of the real property designated as Parcel II on Schedule "A" annexed hereto, does hereby grant and release unto the party of the second part, the heirs, 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, all as more fully described and set forth as Parcel I in Schedule "A" annexed hereto.

WITNESSETH further, that the party of the second part, in consideration of the conveyance to them by the party of the first part of the real property designated as Parcel I on Schedule "A" annexed hereto, does hereby grant and release unto the party of the first part, the heirs, successors and assigns of the party of the first part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, all as more fully described and set forth as Parcel II in Schedule "A" annexed hereto.

SEE ANNEXED SCHEDULE "A."

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 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" when ever 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:

Handwritten signatures of Alix E. Paine, John Ciulla, and Catherine Ciulla with printed names below.

LIBER 1714 PAGE 242

SCHEDULE "A"

PARCEL I

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, bound and described as follows:

BEGINNING at the point on the northeasterly line of Old West Point Road where it is met by the line dividing the lands shown on Putnam County filed Map No. 1308, on the east, from lands now or formerly of Walker, on the west, said lands now or formerly of Walker, having been conveyed to Alix E. Paine by deed from Quigley, Quigley and Fitzgerald dated June 15, 2001, and recorded in the Putnam County Clerk's Office at Liber 1553 of Deeds at page 81, and which point is the southwesterly corner of lands conveyed to Alix E. Paine by deed from David, Osborn and Seaman, as Trustees, under a certain Trust Agreement dated December 29, 1976, which deed is dated May 31, 2005, and intended to be recorded simultaneously herewith,

THENCE, through said lands conveyed to Alix E. Paine by the aforesaid deed North $34^{\circ}20'00''$ East 111.69 feet to a point on the easterly line of the aforesaid lands;

THENCE, along said easterly line South $07^{\circ}44'20''$ West 110.57 feet to the northeasterly side of Old West Point Road;

THENCE, along the northeasterly side of Old West Point Road North $70^{\circ}10'52''$ West 51.13 feet to the point or place of beginning;

The aforescribed parcel contains 2,764 sq. ft.

PARCEL II

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, bound and described as follows:

BEGINNING at a point on the easterly line of lands conveyed to Alix E. Paine by deed from David, Osborn and Seaman, as Trustees, under a certain Trust Agreement dated December 29, 1976, which deed is dated May 31, 2005, and intended to be recorded simultaneously herewith, and which point is also distant North $34^{\circ}20'00''$ East 111.69 feet from the point on the northeasterly line of Old West Point Road where it is met by the line dividing the lands shown on Putnam County filed Map No. 1308, on the east, from lands now or formerly of Walker, on the west, said lands now or formerly of Walker, having been conveyed to Alix E. Paine by deed from Quigley, Quigley and Fitzgerald dated June 15, 2001, and recorded in the Putnam County Clerk's Office at Liber 1553 of Deeds at page 81,

THENCE, from said point of beginning, and continuing in a straight line from said point on Old West Point Road, North 34°20' 00" East 104.17 feet through the lands of the party of the second part to a point within the lands of the party of the second part,

THENCE, continuing through the lands of the party of the second part, North 53°48' 00" West 53.04 feet to a point on the easterly line of the aforesaid lands conveyed to Alix E. Paine by deed intended to be recorded simultaneously herewith,

THENCE, South 07°44' 20" West along the aforesaid easterly line 118.43 feet to the point or place of beginning.

The aforescribed parcel contains 2,761 sq. ft.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam

, ss:

On the 19th day of July in the year 2005, before me, the undersigned, personally appeared John Cullia and Catherine Cullia

, 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.

Janis W. Sarubi
JANIS W. SARUBBI
Notary Public, State of New York
No. 0257998502
Qualified in Westchester County
Term Expires June 29, 20

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE

State of New York, County of

, ss:

On the day of in the year, before me, the undersigned, a Notary Public in and for said State, personally appeared 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, insert: the 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam

, ss:

On the 19th day of July in the year 2005, before me, the undersigned, personally appeared Alix E. Paine

, 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.

Janis W. Sarubi
Janis W. Sarubi
Notary Public, State of New York
No. 025144998502
Qualified in Westchester County
Term Expires June 29, 20

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of

, ss:

*Or insert District of Columbia, Territory, Possession or Foreign County)

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 makes such appearance before the undersigned in the

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

Bargain and Sale Deed
with Coverants

Title No.

ALIX E. PAINE

TO

JOHN CULLIA and CATHERINE CULLIA

SECTION:
BLOCK:
LOT:
COUNTY OR TOWN: Philipstown

RETURN BY MAIL TO:

DISTRIBUTED BY
YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (84483) FAX: 800-FAX-4398

JANIS W. SARUBBI
Attorney at Law
Five Waller Avenue
White Plains, NY 10601

BK1436PG0275



PUTNAM COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

5A-56321
TYPE OR PRINT IN BLACK INK ONLY

RECORD & RETURN TO:
(Name, Address, & Zip)

Steve DeYoung
36 Broadway
Hawthorne NJ 10532

GRANTOR/MORTGAGOR
Suburban Ventures Inc
TO
John E. Ciulla +
Catherine A. Ciulla
GRANTEE/MORTGAGEE

DO NOT WRITE BELOW THIS LINE

INSTRUMENT # _____
INSTRUMENT TYPE: DEED MORTGAGE SAT ASMT OTHER

RECORDING FEES	# OF PAGES
RCD FEE	9.00
STAT CHG	5.00
REC MGMT	5.00
CROSS REF	.00
CERT/COPY	.00
TOTAL	19.00

RESERVE FOR TIME STAMP

98 JUL 31 AM 10:54
JOSEPH L. PELOSO JR.
PUTNAM COUNTY CLERK

DEED TRANSFER TAX
CONSIDERATION \$ 38000.00
TOWNSHIP Philipstown

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON July 31, 1998

LIBER 1436 PAGE 275 AND EXAMINED.

RECEIVED
\$ 152.00
REAL ESTATE
TT# 3171
TRANSFER TAX
PUTNAM COUNTY

Joseph L. Peloso Jr.
JOSEPH L. PELOSO, JR.
PUTNAM COUNTY CLERK

MORTGAGE TAX
MTX AMOUNT _____
SERIAL NUMBER _____
TOTAL TAX _____

MORTGAGE TAX DISTRICTS:
TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
UNAPPORTIONED

AFFIDAVIT FILED ()

9243

MORTGAGE TYPES:
A COMMERCIAL
B 1 - 2 FAMILY
C UNDER \$10,000
D CREDIT UNION/PERSONAL MTG
E 3 - 6 UNITS
O OPTIONAL
N EXEMPT

MAGNAN AND SALE DEED, WITH COVENANT AGAINST GRANTOR'S ACTS

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

THIS INSTRUMENT, made the 17th day of July, 1998.

BETWEEN

SUBURBAN VENTURES, INC., having an address of 380 Albany Post Road, Croton-on-Hudson, New York 10520

party of the first part, and

JOHN E. CIULLA and CATHERINE A. CIULLA, being husband and wife, both residing at Box 30, Old West Point Road, Garrison, New York 10524

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN and no/100 (\$10.00) dollars and other good and 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 commonly known as vacant lot on Old West Point Road, Garrison, New York 10524 and more particularly bounded and described on Schedule "A" annexed hereto and made a part hereof.

The within deed conveyance has been unanimously approved by the Board of Directors and all Shareholders of Suburban Ventures, Inc. Further, the within transaction is made in the regular course of business of Suburban Ventures, Inc. and will not render said corporation insolvent.

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, hereby 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 improvements 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 instrument so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed on the day and year first above written.

IN PRESENCE OF:

SUBURBAN VENTURES, INC.
BY: 
STEVE DENAME, Vice President

STATE OF NEW YORK, COUNTY OF WESTCHESTER ss: _____

On the 17th day of July, 1998, before me personally came **STEVE DENAME** to me known, who being by me duly sworn, did depose and say that he is engaged in business at 380 Albany Post Road, Croton-on-Hudson, New York 10520, that he is the Vice President of **SUBURBAN VENTURES, INC.** the corporation described in and which executed the foregoing instrument.


Richard M. Coblen
Notary Public, State of New York
No. 4607132
Qualified in Westchester County
Commission Expires Sept. 30, 1999

Interwise Abstract Corp.
202 Mamaroneck Avenue
White Plains, NY 10601
(914) 683-5900

Reviser
Old West Point Rd.
Putnam County
Towns Philipstown
Box 30 71
Old 2
Ct 43

File
Steve Dename, Esq
36 Broadway
Hightstown NJ 08520

BK 1436PG0277

Title No. SA-56321-PX

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Old West Point Road where the same is intersected by the westerly line of lands now or formerly Baldino;

RUNNING THENCE along Old West Point Road, South 47 degrees 22 minutes 25 seconds West 64.16 feet to lands of Fred Turner, Jr. and Ann H. Turner, his wife;

RUNNING THENCE along the same North 50 degrees 01 minutes 30 seconds West 58.21 feet and North 82 degrees 05 minutes West 112.05 feet;

RUNNING THENCE North 1 degree 05 minutes 23 seconds East 505.43 feet, South 75 degrees 31 minutes 20 seconds East 154.34 feet and South 7 degrees 45 minutes 18 seconds West 324.99 feet to said lands of Baldino;

RUNNING THENCE along the same, South 29 degrees 36 minutes 37 seconds East 177.27 feet to the point of BEGINNING.



Michael C Bartolotti, County Clerk

Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512

ACS-000000000391300-000000000774589-004

Endorsement Page

Document # 1502508 Drawer # 07 Recorded Date: 09/27/2016
 Document Type: DEED Book 2023 Page 498 Recorded Time: 10:18:37 AM
 Document Page Count: 4 Receipt # 15715

PRESENTER:

THOROUGHbred TITLE SERVICES
800 WESTCHESTER AVENUE
SUITE S434 TBT-63732
RYE BROOK, NY 10573

RETURN TO:

THOROUGHbred TITLE SERVICES
800 WESTCHESTER AVENUE
SUITE S434 TBT-63732
RYE BROOK, NY 10573

PARTIES

GRANTOR

PAUL MOONEY

GRANTEE

JEREMY SAMSON

FEE DETAILS

Consideration:		\$380,000.00
1502508		
DEED	4	40.00
TP-584	1	5.00
CULTURAL EDUCATION		15.00
RECORD MANAGEMENT		5.00
RP-5217 RESID/AGRIC		125.00
TRANSFER TAX		1,520.00
PROCESSING FEE	1	1.00
AMOUNT FOR THIS DOCUMENT:		1,711.00
RETT #	000000442	

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO §315
REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
Putnam County Clerk

Form 8002 — Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

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

THIS INDENTURE, made the Thirteenth day of September, in the year Two Thousand and Sixteen

BETWEEN

PAUL MOONEY AND EILEEN M. CAULFIELD, HIS WIFE, RESIDING AT 216 JAYCOX ROAD, COLD SPRING, NEW YORK 10516,

party of the first part, and

ALA AMY SAMSON

JEREMY SAMSON AND AMY SAMSON, HIS WIFE, RESIDING AT 14 MILROSE LANE, CHESTNUT RIDGE, NEW YORK 10952,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten & 00/100 dollars 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 and more particularly bounded and described in the Schedule A attached hereto and made a part hereof.

Being and intended to be the same premises conveyed to Grantor by deed made by Timothy J. Donovan and Mary C. Donovan, his wife, dated 05/27/2005 and recorded 6/10/2005 in the Putnam County Clerk's Office in Liber 1708 page 15.

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 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:

Paul Mooney

PAUL MOONEY

Eileen M. Caulfield

EILEEN M. CAULFIELD

SCHEDULE A (Description)

Title Number: TBT-63732

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam and State of New York, more particularly bounded and described as follows:

BEGINNING at a point located on the northerly side of Old West Point Road, said point also being the southwest corner of the premises herein described; and said point also being the southeast corner of the premises now or formerly of Fred Turner, Sr.;

THENCE northerly 18 degrees 58 minutes 30 seconds East 3 feet to an iron pipe;

THENCE continuing northerly North 18 degrees 58 minutes 30 seconds East 118.48 feet to an iron pipe;

THENCE South 82 degrees 05 minutes East 112.05 feet to an iron pipe;

THENCE South 50 degrees 01 minutes 30 seconds East 58.21 feet to an iron pipe located along the northerly side of Old West Point Road;

THENCE southerly along the northerly side of Old West Point Road 53 degrees 36 minutes 10 seconds West 93.65 feet to a cut on a rock;

THENCE continuing southerly along Old West Point Road South 65 degrees 41 minutes West 46.53 feet to an iron pipe;

THENCE northerly 78 degrees 30 minutes 30 seconds West 77.89 feet to the point and place of BEGINNING.

FOR
CONVEYANCING
ONLY

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property

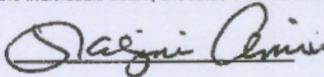
TOGETHER with all the right, title and interest of the party of the first part, of, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York County of Westchester , ss:

On the 12th day of September, in the year 2016, before me the undersigned, personally appeared PAUL MOONEY AND EILEEN M. CAULFIELD, personally known to me or proved to me on the basis of satisfactory evidence, to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity, and that by their signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.

RAGINI AMIN
Notary Public, State of New York
No. 01AM5037160
Qualified in Westchester County
Commission Expires 12/19/2018


ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of County of , ss:

On the day of , in the year 20 , 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.

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of County of , ss:

On the day of , in the year 20 , 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 ; 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

* State of County of , ss:

* (or insert District of Columbia, Territory, Possession or Foreign Country)

On the day of , in the year 20 , 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.

Record and Return to:

Thoroughbred Title Services, LLC
800 Westchester Avenue, Suite S434
Rye Brook, NY 10573
(914) 644-6100
recording@thoroughbredtitleservices.com

BARGAIN AND SALE DEED

Title No. TBT-63115

MOONEY/CAULFIELD

To

SAMSON

Section: 71

Block: 2

Lot: 42

County or Town: PUTNAM

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

FOR COUNTY USE ONLY

C1. SWIS Code 37,2689
 C2. Date Deed Recorded 09/27/2016
 C3. Book 2,023 C4. Page 4,98



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 362 Old West Point Road W
* STREET NUMBER * STREET NAME
Philipstown
* CITY OR TOWN * VILLAGE * ZIP CODE

2. Buyer Name Samson Jeremy
* LAST NAME/COMPANY * FIRST NAME
Samson AKA JACKSON Rmy
* LAST NAME/COMPANY * FIRST NAME

3. Tax Billing Address
 Indicates where future Tax Bills are to be sent if other than buyer address(at bottom of form)
LAST NAME/COMPANY * FIRST NAME
STREET NUMBER AND NAME * CITY OR TOWN * STATE * ZIP CODE

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 X OR 0.36
* FRONT FEET * DEPTH * ACRES
 4A. Planning Board with Subdivision Authority Exists
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approved for Subdivision with Map Provided

6. Seller Name Mooney Paul
* LAST NAME/COMPANY * FIRST NAME
Caulfield Eileen M.
* LAST NAME/COMPANY * FIRST NAME

7. Select the description which most accurately describes the use of the property at the time of sale:
 A. One Family Residential
 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 08/16/2016
 * 12. Date of Sale/Transfer 09/13/2016
 * 13. Full Sale Price 380,000.00
(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 .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) 16 * 17. Total Assessed Value 210,585
 * 18. Property Class 210 * 19. School District Name Garrison U F SD
 * 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier(s))
 71. -2-42

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.

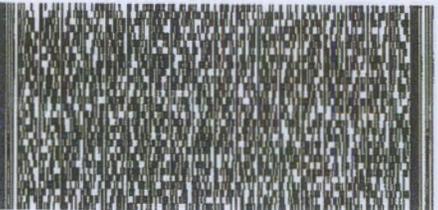
Megan M. Caulfield 9/12/16
 SELLER SIGNATURE DATE
Paul Mooney 9/12/16
 SELLER SIGNATURE DATE

John 9/13/16
 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.)

Samson Jeremy
* LAST NAME * FIRST NAME
362 Old West Point Road W.
* STREET NUMBER * STREET NAME
Philipstown NY 10524
* CITY OR TOWN * STATE * ZIP CODE
BUYER'S ATTORNEY
Burke John
LAST NAME * FIRST NAME
(845) 920-1572
AREA CODE * TELEPHONE NUMBER (Ex: 888888)





PUTNAM COUNTY RECORDING PAGE
PAGE 1 OF RECORDED DOCUMENT

DOCUMENT # 14755

RETT: 38 \$0.00
CONSIDERATION: \$0.00

06/04/2005 10:47:41 A.M.
LIBER 1714 PAGE 241
RECEIPT: 14821 FEE: \$212.00
DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR RECORDING INFORMATION

RECORD & RETURN TO:

TYPE OR PRINT

JANIS W. SANCORBIT
Attorney at Law
Five Waller Avenue
White Plains, NY 10601

GRANTOR/MORTGAGOR
John and Catherine
Ciulla Ciulla
Alix E. Paine

DO NOT WRITE BELOW THIS LINE

DEED MTG SAT ASMT CEM POA ESMT
OTHER _____

RECORDING FEES

OF PAGES 5

RCD FEE 17.00
STAT CHG 5.00
REC MGMT 20.00
CROSS REF .00
TOTAL 42.00

MORTGAGE/DEED TAX DISTRICTS:

TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
APPORTIONMENT MORTGAGE

MORTGAGE TYPES:

COMMERCIAL/VACANT LAND
1-2 FAMILY
CREDIT UNION/ PERSONAL MTG
3-6 UNITS
EXEMPT

() MORTGAGE TAX AFFIDAVIT FILED
\$5.00

RESERVE FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED
PURSUANT TO §315 REAL PROPERTY LAW

Dennis J. Sant

DENNIS J. SANT
PUTNAM COUNTY CLERK

RESERVE FOR CLERK'S NOTES

BOUNDARY LINE EXCHANGE DEED

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

THIS INDENTURE, made the 19th day of July, 2005

BETWEEN

Alix E. Paine, residing at 384 Old West Point Road, Garrison, Town of Philipstown, New York 10524,

party of the first part, and

John Ciulla and Catherine Ciulla, husband and wife, both residing at Old West Point Road, Garrison, Town of Philipstown, New York 10524,

Note to recording officer: Each of the parties of the first part and of the second part are both grantors and grantees as the within conveyance represents an exchange of contiguous parcels recognizing de facto boundary line.

WITNESSETH, that the party of the first part, in consideration of the conveyance to her by the party of the second part of the real property designated as Parcel II on Schedule "A" annexed hereto, does hereby grant and release unto the party of the second part, the heirs, 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, all as more fully described and set forth as Parcel I in Schedule "A" annexed hereto.

WITNESSETH further, that the party of the second part, in consideration of the conveyance to them by the party of the first part of the real property designated as Parcel I on Schedule "A" annexed hereto, does hereby grant and release unto the party of the first part, the heirs, successors and assigns of the party of the first part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, all as more fully described and set forth as Parcel II in Schedule "A" annexed hereto.

SEE ANNEXED SCHEDULE "A."

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 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" when ever 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:

Handwritten signatures and printed names of Alix E. Paine, John Ciulla, and Catherine Ciulla.

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LIBER 1714 PAGE 243

SCHEDULE "A"

PARCEL I

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, bound and described as follows:

BEGINNING at the point on the northeasterly line of Old West Point Road where it is met by the line dividing the lands shown on Putnam County filed Map No. 1308, on the east, from lands now or formerly of Walker, on the west, said lands now or formerly of Walker, having been conveyed to Alix E. Paine by deed from Quigley, Quigley and Fitzgerald dated June 15, 2001, and recorded in the Putnam County Clerk's Office at Liber 1553 of Deeds at page 81, and which point is the southwesterly corner of lands conveyed to Alix E. Paine by deed from David, Osborn and Seaman, as Trustees, under a certain Trust Agreement dated December 29, 1976, which deed is dated May 31, 2005, and intended to be recorded simultaneously herewith,

THENCE, through said lands conveyed to Alix E. Paine by the aforesaid deed North 34°20' 00" East 111.69 feet to a point on the easterly line of the aforesaid lands;

THENCE, along said easterly line South 07°44' 20" West 110.57 feet to the northeasterly side of Old West Point Road;

THENCE, along the northeasterly side of Old West Point Road North 70°10' 52" West 51.13 feet to the point or place of beginning;

The aforescribed parcel contains 2,764 sq. ft.

PARCEL II

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, bound and described as follows:

BEGINNING at a point on the easterly line of lands conveyed to Alix E. Paine by deed from David, Osborn and Seaman, as Trustees, under a certain Trust Agreement dated December 29, 1976, which deed is dated May 31, 2005, and intended to be recorded simultaneously herewith, and which point is also distant North 34°20' 00" East 111.69 feet from the point on the northeasterly line of Old West Point Road where it is met by the line dividing the lands shown on Putnam County filed Map No. 1308, on the east, from lands now or formerly of Walker, on the west, said lands now or formerly of Walker, having been conveyed to Alix E. Paine by deed from Quigley, Quigley and Fitzgerald dated June 15, 2001, and recorded in the Putnam County Clerk's Office at Liber 1553 of Deeds at page 81,

LIBER 1714 PAGE 244

THENCE, from said point of beginning, and continuing in a straight line from said point on Old West Point Road, North $34^{\circ}20'00''$ East 104.17 feet through the lands of the party of the second part to a point within the lands of the party of the second part,

THENCE, continuing through the lands of the party of the second part, North $53^{\circ}48'00''$ West 53.04 feet to a point on the easterly line of the aforesaid lands conveyed to Alix E. Paine by deed intended to be recorded simultaneously herewith,

THENCE, South $07^{\circ}44'20''$ West along the aforesaid easterly line 118.43 feet to the point or place of beginning.

The aforescribed parcel contains 2,761 sq. ft.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam, ss:

On the 19th day of July in the year 2005, before me, the undersigned, personally appeared John Ciulla and Catherine Ciulla

, 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.

JANIS W. SARUBBI Notary Public, State of New York No. 02SA4998502 Qualified in Westchester County Term Expires June 29, 2006

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of, ss:

On the day of in the year, before me, the undersigned, a Notary Public in and for said State, 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

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Putnam, ss:

On the 19th day of July in the year 2005, before me, the undersigned, personally appeared Alix E. Paine

, 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.

JANIS W. SARUBBI Notary Public, State of New York No. 02SA4998502 Qualified in Westchester County Term Expires June 29, 2006

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of, County of, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign Country)

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 make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

Bargain and Sale Deed with Covenants

Title No.

ALIX E. PAINE

TO

JOHN CIULLA and CATHERINE CIULLA

SECTION:

BLOCK:

LOT:

COUNTY OR TOWN: Philipstown

RETURN BY MAIL TO:

DISTRIBUTED BY YOUR TITLE EXPERTS The Judicial Title Insurance Agency LLC 800-281-TITLE (8485) FAX: 800-FAX-9396

JANIS W. SARUBBI Attorney at Law Five Waller Avenue White Plains, NY 10601

BK 1436PG0275



PUTNAM COUNTY RECORDING AND ENDORSEMENT PAGE
(THIS PAGE FORMS PART OF THE INSTRUMENT)

5A-56321
TYPE OR PRINT IN BLACK INK ONLY

RECORD & RETURN TO:
(Name, Address, & Zip)

Steve DeYoung
36 Broadway
Hawthorne NJ 10532

GRANTOR/MORTGAGOR
Suburban Ventures Inc.
TO
John E. Ciulla +
Catherine A. Ciulla
GRANTEE/MORTGAGEE

DO NOT WRITE BELOW THIS LINE

INSTRUMENT # _____

INSTRUMENT TYPE: DEED MORTGAGE SAT ASMT OTHER

RECORDING FEES	# OF PAGES
RCD FEE	9.00
STAT CHG	5.00
REC MGMT	5.00
CROSS REF	.00
CERT/COPY	.00
TOTAL	19.00

RESERVE FOR TIME STAMP

98 JUL 31 AM 10:54
JOSEPH L. PELOSO JR.
PUTNAM COUNTY CLERK

DEED TRANSFER TAX
CONSIDERATION \$ 38000.00
TOWNSHIP Phillipstown

RECEIVED
\$ 152.00
REAL ESTATE
3171
TRANSFER TAX
PUTNAM COUNTY

PUTNAM COUNTY CLERK'S OFFICE
RECORDED ON July 31, 1998
LIBER 1436 PAGE 275 AND EXAMINED.
Joseph L. Peloso
JOSEPH L. PELOSO, JR.
PUTNAM COUNTY CLERK

MORTGAGE TAX
MTX AMOUNT _____
SERIAL NUMBER _____
TOTAL TAX _____

MORTGAGE TAX DISTRICTS:
TOWN OF CARMEL
TOWN OF KENT
TOWN OF PATTERSON
TOWN OF PHILIPSTOWN
TOWN OF PUTNAM VALLEY
TOWN OF SOUTHEAST
UNAPPORTIONED

AFFIDAVIT FILED ()
9243

MORTGAGE TYPES:
A COMMERCIAL
B 1 - 2 FAMILY
C UNDER \$10,000
D CREDIT UNION/PERSONAL MTG
E 3 - 5 UNITS
O OPTIONAL
N EXEMPT

BK 1436PG0277

Title No. SA-56321-PX

SCHEDULE A

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Philipstown, County of Putnam, State of New York, bounded and described as follows:

BEGINNING at a point on the northerly side of Old West Point Road where the same is intersected by the westerly line of lands now or formerly Baldino;

RUNNING THENCE along Old West Point Road, South 47 degrees 22 minutes 25 seconds West 64.16 feet to lands of Fred Turner, Jr. and Ann H. Turner, his wife;

RUNNING THENCE along the same North 50 degrees 01 minutes 30 seconds West 58.21 feet and North 82 degrees 05 minutes West 112.05 feet;

RUNNING THENCE North 1 degree 05 minutes 23 seconds East 505.43 feet, South 75 degrees 31 minutes 20 seconds East 154.34 feet and South 7 degrees 45 minutes 18 seconds West 324.99 feet to said lands of Baldino;

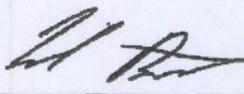
RUNNING THENCE along the same, South 29 degrees 36 minutes 37 seconds East 177.27 feet to the point of BEGINNING.



Michael C Bartolotti, County Clerk

Putnam County Office Building
40 Gleneida Avenue Room 100
Carmel, New York 10512

ACS-000000000391300-000000000774589-004

Endorsement Page	
Document # 1502508	Drawer # 07
Document Type: DEED	Book 2023 Page 498
Document Page Count: 4	Receipt # 15715
PRESENTER: THOROUGHbred TITLE SERVICES 800 WESTCHESTER AVENUE SUITE S434 TBT-63732 RYE BROOK, NY 10573	RETURN TO: THOROUGHbred TITLE SERVICES 800 WESTCHESTER AVENUE SUITE S434 TBT-63732 RYE BROOK, NY 10573
PARTIES	
GRANTOR PAUL MOONEY	GRANTEE JEREMY SAMSON
FEE DETAILS Consideration: \$380,000.00 1502508 DEED 4 40.00 TP-584 1 5.00 CULTURAL EDUCATION 15.00 RECORD MANAGEMENT 5.00 RP-5217 RESID/AGRIC 125.00 TRANSFER TAX 1,520.00 PROCESSING FEE 1 1.00 AMOUNT FOR THIS DOCUMENT: 1,711.00 RETT # 00000442	RESERVED FOR CERTIFICATION
THIS DOCUMENT WAS EXAMINED PURSUANT TO §315 REAL PROPERTY LAW	EXEMPTIONS
 Michael C. Bartolotti Putnam County Clerk	RESERVED FOR CLERKS NOTES