

MEETING AGENDA
TOWN OF PHILIPSTOWN PLANNING BOARD
Old VFW Hall, 34 Kemble Ave., Cold Spring, New York 10516
March 21, 2019
7:30 PM

Pledge of Allegiance

Roll Call

Approval of Minutes: February 21, 2019 – Regular Monthly Meeting

Correspondence:

Return of Escrow:

Public Hearing:

Hudson Highlands Land Trust, Inc.

TM# 72.-2-34.11

(The applicant is seeking approval of a subdivision plat to adjust the line dividing lands of Hudson Highlands Land Trust, Inc. from lands of Wing Sommers Keith. Mr. Gainer was directed at the February meeting to prepare a draft approval resolution to be voted on this evening, pending the outcome of the Public Hearing.)

Old Business:

Taylor/Fratesi, 220 South Highland Road, Garrison

TM# 50.-2-63.3

(The applicant is seeking site plan approval for a 3-bedroom, 3.5 bath, single family home of 4020 sf with a detached garage of 898 sf. The vacant lot consists of 17.08 acres. A public hearing was held and closed. Mr. Gainer was directed at the February meeting to prepare draft SEQRA & approval resolutions to be voted on this evening.)

New Business:

Miranda L. Grimm-Juby, Trustee, 977 East Mountain Road South

TM# 18.-2-11.2, 18.-2-9.1, 18.-2-9.2

(The applicant is seeking approval for Final Subdivision Plat (Lot line adjustment) to adjust the line dividing lands of Trustee Helen L. Grimm Irrevocable Trust from lands of Herbert L. Grimm Irrevocable Trust.

1122 Route 9D Realty, LLC

TM# 60.18-1-46

(The applicant is seeking site plan approval to construct a canopy over the gasoline pumps. The application also seeks to add the Accessory Use of used car sales. The property is located in an "HM" (Hamlet Mixed-Use District) and consists of approximately 1 acre.)

D

**PHILIPSTOWN PLANNING BOARD
MEETING MINUTES
February 21, 2019**

The Philipstown Planning Board held its regular monthly meeting on Thursday, February 21, 2019 at the Old VFW Hall, 34 Kemble Ave., Cold Spring, New York.

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

Absent: Neal Zuckerman

Chairman Merante opened the meeting at 7:30 p.m. with the Pledge of Allegiance. Roll call was taken by Ms. Percacciolo.

A. Minutes

The minutes of the January 17, 2019 Regular Monthly Meeting were reviewed.

Ms. Conner moved to adopt the minutes and Mr. Hardy seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

B. New Business

Hudson Highlands Land Trust, Inc.

TM# 72.-2-34.11

Jennifer Reap of Badey & Watson was in attendance representing the applicant. Ms. Reap supplied the board members with smaller copies of the plan she was displaying and would refer to during her presentation. She stated it is just a smaller copy of the same plan that was supplied in the member's packets that they received previous to tonight's meeting.

Ms. Reap explained that the Hudson Highlands Land Trust recently purchased this piece of land; it was most of the approved Parcel A on a subdivision map that was done for Vrooman in 2006. In that subdivision map Parcel A was basically the orange area showing on the plan with some out-pieces. With respect to the "out" parcels, she continued, one was the Keith parcel, one was the Endler parcel and one was the Duggan parcel, that were all approved on that earlier subdivision plat. Ms. Reap explained, HHLT then bought this piece and what they want to do is a lot line adjustment. She stated HHLT wants to give the pink piece on the plan over to Keith and retain the orange piece, as shown on the plan.

Ms. Reap pointed out the Open Development Area road that goes to the Keith property and stated it will be shortened. She stated when they received that 2006 subdivision plat approval, the frontage on the roadway was short, maybe 20 feet at that point. Ms. Reap stated they will still be nonconforming, but it will be less nonconforming if they shorten the road because they'll have a little bit more road frontage.

Ms. Reap stated there is going to be a conservation easement on the land conveyed to Keith. Ms. Reap turned the floor over to Michelle Smith of the Hudson Highlands Land Trust to explain a little bit more about it.

Michelle Smith explained that on the one side of the parcel is the Appalachian Trail and that piece is owned by National Parks. She stated HHLT also holds a conservation easement on the adjacent Coleman property. Ms. Smith stated this whole 72-acre parcel has always been very interesting from a conservation perspective and they would like to ensure the connectivity from the Coleman parcel through to the Appalachian Trail, adding that it has a lot of valuable natural resources. Ms. Smith stated they are trying to conserve as much buffer land around the Appalachian Trail as possible.

Ms. Smith explained there is already a built site on the Keith piece, and that would remain, but the rest of the Keith land would be covered by a no-build conservation easement. She stated this is all in the Open Space Overlay District and the Scenic Ridgeline Overlay, and this transaction is in line with the wishes expressed in the Zoning Code and the Open Space Overlay District in providing this conservation solution.

Ms. Smith stated the Land Trust is looking for other potential conservation solutions for the remaining HHLT piece, and they do intend to have another conservation solution on the remaining acreage of that 72-acre parcel. She stated the goal was to come up with a solution that the neighbors are happy with and is a good conservation for Philipstown, and this solution gets the closest to achieving all of those things.

Mr. Gainer stated the board, as well as the applicant, are in receipt of a technical memorandum issued by his office and, as has been indicated, the parcel is identified in the Open Space Conservation Overlay District and there's a major ridgeline that runs north to south through both parcels. He stated the issue of the protection of these resources is obviously important. Mr. Gainer questioned if there is any conservation being proposed on the balance of the 42-acre piece that HHLT proposes to hold.

Ms. Smith explained what will remain is about 30 acres that HHLT will hold. She stated they do intend to have a conservation solution and are still working on that. She stated there are several routes they can take; they can work with the neighbors and try and do a similar lot line adjustment transaction with one of them, which would be ideal, or they can look to sell it, but with an existing easement on it.

Mr. Gainer questioned if that would preclude any additional development or establish some limit of development. Ms. Smith responded if they sell it and they put a conservation easement on it, if there is a build area that makes sense from a conservation perspective, they would think about that. But if there's no suitable build area the Land Trust would just have to think about who would be a buyer of a no-build property. Ms. Smith continued, if they found a suitable build area it would be something that's already in a disturbed area, close to a road or something like that, but if they couldn't then they would have to think about who would be a buyer of the property without a build area. She stated it always comes down to neighbors or possibly the National Parks Service itself, as sort of access to the trail.

Mr. Gainer stated then, at most, there might be one additional residence on the HHLT parcel. Ms. Smith responded he is correct. Mr. Gainer thanked her for clarifying this issue.

Mr. Gainer stated that obviously this is a lot line adjustment but, per the code, given the size of the property conveyance it represents a subdivision and must be processed as such. He stated the first step in the process is to declare it "major" or "minor" project, and stated it qualifies as a minor subdivision and so should be classified as such this evening. With respect to SEQRA, Mr. Gainer stated that Mr. Gaba has reminded him that lot-line adjustments, per the recent changes in the NYS environmental regulations, are now considered Type-2 actions and the board merely has to declare it as such and that will conclude the Board's SEQRA responsibilities.

Mr. Gainer continued, because of the fact that the property abuts the Appalachian Trail a referral to the Putnam County Department of Planning is appropriate. Mr. Gainer stated there are very minor issues with the subdivision plat itself but there are some procedural things that the board typically considers on the initial appearance of the project. As previously stated, the first thing to do is declare it a "minor" project and make the necessary referrals. Mr. Gainer noted a public hearing is required on the application since it's deemed a subdivision. He stated the last thing is for the board to decide tonight is whether or not they wish to conduct a site visit, adding that the applicant has clearly described that they are not proposing any significant development on either parcel.

Ms. Conner questioned if, on the Wing Keith piece, they are allowed to build anything within their "build" area. Ms. Smith explained the build area is what land they already have, and there is an existing residence already established there. She stated they are not changing that as it would be too hard to negotiate. Ms. Smith explained that all of the restrictions that they have imposed are on the other 42 acres that the Keith's are purchasing.

Ms. Conner stated that the second piece, the pink piece, looks very steep and stated there can't be much of a build area. Ms. Smith stated she is correct, that could be the situation but some risks must be taken in order to accomplish conservation.

Mr. Gaba suggested, unless everyone is familiar with the property in question, the board might want to perform a site visit just to make sure that the lot lines are being drawn in the appropriate spot. Ms. Reap noted that the one line is purposely drawn to allow access over to state lands and then the other was drawn because it is the maximum they can get over on the road without taking away frontage or access from Endler.

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

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Chairman Merante requested some clarification on the SEQRA designation. Mr. Gainer explained that last fall DEC modified their SEQRA regulations and deemed lot-line adjustments specifically as Type-2 actions.

Mr. Lewis moved to declare this a "Type 2 Action" under SEQRA and Mr. Tomann seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Ms. Conner moved to send the proposal to the Putnam County Department of Planning for a 239m referral and Mr. Hardy seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Chairman Merante stated he would entertain a motion to schedule a site visit. Mr. Gainer stated he was at the site earlier in the week and there is not much to observe, as it only represents a lot line adjustment without any new development proposed. No motion was made; therefore a site visit was not scheduled.

Ms. Conner moved to schedule a public hearing for the March meeting and Mr. Lewis seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Ms. Reap requested, since this is just a lot line adjustment, that the board direct Mr. Gainer to prepare resolutions to be voted on at next month's meeting, pending the outcome of the public hearing. Mr. Gainer stated he had planned on making the same request of the board, since it is just a lot line adjustment, but it is a decision for the board to make. Mr. Gaba noted that it would just be one resolution since it's a Type-2 action and exempt from SEQRA, though the approval resolution will likely acknowledge that it was a Type-2 action under SEQRA.

Ms. Conner moved to direct Mr. Gainer to prepare a draft Approval Resolution to be voted on at next month's meeting and Mr. Gagnon seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

1122 Route 9D Realty, LLC

TM# 60.18-1-46

Arafat Ibrahim, applicant as well as owner and operator of the Gulf gas station located at 1122 Route 9D in Garrison, was present. He stated the station currently does not have a canopy over the gas pumps and he is here requesting permission to erect one.

Chairman Merante reported that this property received Site Plan approval a number of years ago but at the time the subject of a canopy was not included. The Chairman questioned why there is now the need for the canopy. Mr. Ibrahim responded that it is to keep him in business and competitive with the other stations in the area. He stated there are 4 other gas stations in Philipstown, all of which have canopies over their pumps. Mr. Ibrahim stated that in order to compete, he must be able to provide the same services and features as his competitors. He added that when it snows and rains his customers are getting wet and stated that in all honesty he would not stop at his own gas station in such conditions, knowing there are other stations in the area that one can stop at and not get wet.

Mr. Gainer stated the board is in receipt of a technical memorandum from his office in which he tried to review some of the history to this project. He stated there was a previous site plan approval granted to the project that involved the removal and replacement of fuel tanks which previously existed at the site, and this was granted in 2012.

Mr. Gainer stated there was a pre-application meeting held with the applicant approximately a year ago. He stated one question he has for the applicant is on the issue of car sales at the site. At the pre-application meeting there had been discussion of the possibility of some limited car sales on the property, and asked if the applicant was still considering pursuing that added use at this time, or if this application will only to cover the canopy issue. Mr. Ibrahim responded that this application is just to cover the canopy issue and if he needs to do another site plan application to cover the car sales, he would reach back out to his design engineer and have it added to the plan. Mr. Gainer stated if the applicant would like to just proceed with the canopy only that's fine, but wanted to make sure the other consideration of car sales was not currently on the table. If so, the board will only pursue this canopy application. Mr. Ibrahim stated he would like to also be able to sell a few cars there as well; he has his license from the Department of Motor Vehicles to do so. Mr. Ibrahim questioned if he has to apply for both uses concurrently. Mr. Gainer suggested the applicant could modify the existing application to include both, so that the applicant's total plans for the site are processed by the Board as one application.

Mr. Ibrahim stated that what the board has in front of them right now is just for the canopy. Mr. Gaba stated that later on, if the applicant decides to pursue the car sales, he would have to come back in front of the board again. He continued, if Mr. Ibrahim wishes to sell cars now, he should modify his application to include that use. Mr. Ibrahim stated he understood and would like the opportunity to amend his application to include car sales.

Mr. Gainer stated the idea of adding a canopy on the property is fairly understood, and suggested Mr. Ibrahim tell the board a little about what he has in mind in terms of potential car sales. Mr. Ibrahim explained, to the right of the sign displaying prices at the north end of the property there is an area that can accommodate approximately 5 cars, at most, to be parked and that area is where he would keep the cars he will offer for sale.

Mr. Gainer questioned if there is a repair garage on the site as well. Mr. Ibrahim responded there is, and they do repairs and inspections to vehicles. Mr. Gainer questioned, if that front area is used for used car sales, where will the cars being repaired or picked up after repairs are completed be stored? Mr. Ibrahim responded that there is a gravel yard to the rear of the property which offers plenty of room for car storage when necessary. Mr. Gainer suggested all of this needs to be depicted on the site plan.

Mr. Gainer questioned when the applicant thinks he may be able to modify the site plan to include all of the things mentioned this evening. Mr. Ibrahim responded that he should be able to have it done within a week or 2. Mr. Gaba noted the EAF would need to be modified as well.

Chairman Merante noted the stream that runs through the rear of the property and questioned if involvement of the Conservation Board would be necessary. Mr. Gainer stated it is a regulated stream, and when the applicant modifies the site plan this should be shown with the 100 foot

buffer area so the board can then understand if other permitting would be required; if any of his activities are proposed within 100 feet of that regulated stream corridor, a referral to the Conservation Board would be appropriate.

Mr. Gainer suggested no action be taken this evening on this application, and for the Board to await receipt of an amended application to include the potential car sales before beginning review.

Ms. Conner stated, when Rodak's came in front of this board there had been discussion about cars being parked, and putting some sort of barrier under the car because of the proximity to water and suggested that be mentioned to the applicant earlier than later in order for them to address the issue appropriately. Mr. Gainer stated when this application came in it only concerned the canopy. As a result, he was anxious to talk about some of these other "use" issues that were discussed a year or so ago, because they do open up other environmental issues that the applicant would want to respond to. Mr. Gainer stated once they see a modified site plan that addresses those issues, Ms. Conner's point will be raised.

Mr. Gaba suggested, although not strictly required, it would be helpful when resubmitting to provide a short narrative as to what is being proposed. He stated he is of the understanding that Mr. Ibrahim does not want to operate as an automobile sales establishment but would like it to be an accessory use to the repair garage. Mr. Ibrahim stated that is correct.

Mr. Gainer suggested this matter be held over for further discussion upon submittal of a revised application package from the applicant. He stated he would reach out to the applicant's consultant in the interim and make sure that the revised materials come in appropriately.

C. Old Business

Gregory Rathe, 28 Hudson Way

TM# 38.-3-87.1

Chairman Merante stated that at last month's meeting the board had directed Mr. Gainer to prepare resolutions to be voted on this evening.

Mr. Gainer stated the resolutions recently transmitted to the Board involve very standard resolutions and conditions of approval for the Board's consideration. He stated there are a few open issues that are still being sought from the applicant, such as confirmation from the Putnam County Health Department regarding the adequacy of the existing on-site sanitary disposal system to serve the renovated structure. He stated there were also a few technical memorandums that had been previously issued by his office over the course of the board's review, that he wants to ensure have been adequately addressed. But, other than that, the project is ready for action by the board this evening.

Greg Rathe, applicant, was in attendance along with his architect Keith Krolak. Mr. Rathe explained that following the January meeting, and based on Mr. Gainer's notes regarding stormwater runoff, erosion and sediment controls and other comments, he has worked with Badey & Watson to address some of those open issues. He stated that Ms. Jennifer Reap & Mr.

Jason Snyder of Badey & Watson were on hand to discuss any questions the board may have regarding those issues.

Ms. Reap stated that one of the first things they did was to prepare the “existing conditions” plan, which shows the existing house and driveway, along with the garage that is currently under construction. She stated it also shows what portions are being removed from the structure; the stone part of the structure will remain. She showed on the plan the part of the driveway that will be eliminated in favor of another driveway that is shown on the site plan.

Ms. Reap explained that the new structure will be kind of wrapped around the existing stone building and will be further away from the road. The driveway will be going around the front of the building and go back to the garage.

Mr. Gainer explained to the board there were a variety of technical things that needed to be shown on the site plans, which is are items Ms. Reap is pointing out.

Ms. Conner stated that these plans usually have data tables on them and questioned if there is any requirement that the units in each column match.

Mr. Gainer stated they just simply have to label the units shown.

Ms. Reap explained, generally what they do in terms of acreage is, if it’s under an acre they usually use square feet but if it’s over an acre they will use acreage and decimal acres.

Ms. Conner moved to adopt a Negative Declaration under SEQRA and Mr. Tomann seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Mr. Gagnon moved to approve the Site Plan and Mr. Tomann seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Taylor/Fratesi, 220 South Highland Road, Garrison

TM# 50.-2-63.3

Mr. Gainer reported that at the last meeting the public hearing was closed, except for receipt of comments from the Fire Department. In the intervening period Mr. Gainer has been working at great length with the Fire Department to get their response, which he did receive and this has subsequently been filed. He stated the Fire Department did not raise any objection to the existing grade of the driveway, which was the most significant concern of this board. He stated the Fire Department has been out to the site with him on a few separate occasions.

Mr. Gainer continued, the Fire Department letter also suggests they would like a minimum 12-foot-wide driveway, with vertical clearance of 13'6" on the drive to make sure there are no trees, branches or other obstructions for their vehicles. The Fire Department is also suggesting a 20' x 50' area up near the house for a turnaround area. As the board may recall from their earlier site visit, there is a large open area where the driveway widens and an access path heads down to the sanitary fields that's easily able to satisfy this Fire Department issue.

Mr. Gainer stated the only other technical issue is the need to address the drainage concerns to make sure that once the driveway gets restored that it's maintained so that it doesn't continue to erode and wash away. He stated he has been working with the applicants engineer to get their site plans revised.

Mr. Gainer noted there is one further request of the Fire Department, and that is they would like a 3,000-gallon water storage tank up near the premises for fire fighting purposes. Mr. Gainer stated he has subsequently reviewed this requirement with the applicant and they are prepared to do that, in lieu of sprinkling the house. Mr. Gainer stated those plan details still need to be worked out, and the purpose of having this matter on the agenda tonight was simply to report on the status of the Fire Department response letter. He stated he is still working with the applicant's representatives to clean up the technical issues on the site plans. Mr. Gainer suggested, with the close of the public hearing and receipt of comments from the Fire Department, the board may now be prepared to consider directing him to prepare draft resolutions to be voted on at next month's meeting.

Mr. Lewis moved to direct Mr. Gainer to prepare a draft SEQRA Negative Declaration Resolution and a draft Approval Resolution to be voted on at next month's meeting and Mr. Gagnon seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Kristan Connolly, Route 403, Garrison

TM# 82.7-1-2

Mr. Gaba reported, after some research and looking into the matter regarding building in steep slopes, as per the memo he recently circulated to the board, building in steep slopes is allowed under 2 circumstances. The first is that a special permit would be granted by this board. But in order to qualify for that special permit an applicant must show that, one, there are non-steep slope areas available on the site in addition to the proposed steep slope area they're building in. Two, that building in the non-steep slope areas would result in more site disturbance than building in the steep slope area would, and three, that building in the non-steep slope area would result in adverse impacts to soils, vegetation, scenic views and water resources. Mr. Gaba stated, if the applicant can't meet these criteria, which is pretty substantial, then the applicant's remedy is to go to the Zoning Board of Appeals and seek an area variance from the steep slope prohibition of building on slopes over 20% in the code.

Mr. Gainer reported that most of the other technical issues have been resolved. The board had raised concerns over the layout of the driveway that bends to the north to get up to the site of the house, the location of the sanitary disposal system, and the location of on-site wetlands that are regulated by the Town. Mr. Gainer stated the applicant has since gone to the Conservation Board and received a conditional permit to get that issue resolved. The applicant has also now obtained Health Department approval for the design and location of the sanitary disposal system, and have shown the wetlands on the site plans submitted. So, given all those conditions or constraints, the applicant has little or no ability to relocate the house. Mr. Gainer explained they were also running into the problem of the required rear yard setback, because it's a small piece of property. That's what culminated in all this discussion; they were forced to put portions of the house in an area of steep slopes.

Mr. Gainer stated that the board had directed him at last month's meeting to prepare draft Negative SEQRA Declaration and a Site Plan approval resolutions, which he has prepared and distributed for this evening. He explained the Site Plan approval resolution presents, in an outline form, the conditions that Mr. Gaba has described and, in the conditions of approval, the significant issue of having to obtain the variance from the ZBA in order to affect the Site Plan approval is identified. In the absence of the applicant receiving that variance, the approval will be null and void. Mr. Gainer stated, if the board is satisfied with these conditions, it can act on these resolutions this evening.

Glenn Watson, applicant representative, stated they are in agreement with Mr. Gaba's findings and would appreciate if the board would consider that condition and take action on the matter this evening.

Ms. Conner questioned, if they vote to approve the resolutions in front of them this evening, then the applicant goes to the ZBA and does not receive the variance they are requesting, does this approval stay in the record and, let's say the zoning changes or the ZBA changes, can someone take this same approval and come back? Mr. Gaba stated the approval would lapse in 6 months if the ZBA doesn't grant the variance. Mr. Gainer fully explained that, per Code, the approval lapses if the applicant can not satisfy the conditions of approval or can't pull a building permit within 24 months of the approval.

Mr. Tomann moved to adopt a Negative Declaration under SEQRA and Mr. Gagnon seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Ms. Conner moved to approve the Site Plan with conditions and Mr. Lewis seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

Mr. Gagnon moved to refer the applicant to the Zoning Board of Appeals and Mr. Lewis seconded the motion. The vote was as follows:

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

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

| | | |
|-----------------|---|--------|
| Anthony Merante | - | Aye |
| Kim Conner | - | Aye |
| Dennis Gagnon | - | Aye |
| Peter Lewis | - | Aye |
| Neal Tomann | - | Aye |
| Neal Zuckerman | - | Absent |
| David Hardy | - | Aye |

The motion passed unanimously and the meeting adjourned at 8:19 pm.

Date approved _____

Respectfully submitted by,

Tara K. Percacciolo

*These minutes were prepared for the Philipstown Planning Board and are subject to review, comment, emendation and approval there upon.

TOWN OF PHILIPSTOWN
PUTNAM COUNTY, NEW YORK

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

Tax Map No. 18-2-11.2, 18-2-9.1 & 18-2-9.2

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 (name) Miranda L. Grimm-Juby, Trustee Tel. 914-953-1520
address 977 East Mountain Road South
Cold Spring, New York 10516

b. Owner of property if not same as Applicant:

(name) Same as owner Tel. _____
address _____

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

Date March 7, 2019

Signed

 Trustee

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
DISCLOSURE STATEMENT ACCOMPANYING APPLICATION OR PETITION

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: Miranda L. Grimm-Juby, Trustee

3. RESIDENCE: 977 East Mount Road South, Cold Spring, New York 10516

4. DATE: March 7, 2019

5. NATURE OF APPLICATION OR PETITION: _____

Approval for Final Subdivision Plat (Lot Line Adjustment)

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.

Date : March 7, 2019

Signed

Miranda L. Grimm-Juby, Trustee

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

This informaton is provided especially for those who may be making application 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, amendment, 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 applicant 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 24.535
- b. Does application cover all contiguous land of the owner? No
If no, explain any excluded area Trustee Miranda Grimm-Juby is also a trustee of another trust that owns the adjoining 5.33 acres, Tax ID 18.-2-11.1 Ms. Grimm-Juby resides in the house that is located on this parcel. No. 977 East Mountain Road South.
- c. Tax Map: Sheet _____ Block _____ Parcel(s) _____
- d. Last deed: Date See list attached Liber _____ Page _____

D-2. Location:

- a. Zoning District(s) RC Rural Conservation
- b. Property abuts (street or roads) East Mountain Road South
- c. Municipal Districts encompassing all or part of property:
School: Haldane
Fire Protection: North Highlands
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 adjoins State Park, tax map parcel 18.-2-15
- 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 Proposed Lots: 2, number already occupied by dwellings, if any: 2
- 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 None shown
- 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? _____, if yes, give date and describe Existing Well
- g. How is sewage disposal to be provided? Individual Subsurface Treatment Systems 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? _____, if yes, give date and describe Existing Systems
- 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? _____ If yes, specify,
- Sec 281 of Town Law (cluster)
- Waiver of Subdivision Regulation (Sec. 5)
- Alternate road standards

* See note on next sheet

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 None
- 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

* Applicant respectfully requests waiver of subdivision regulation that requires topographic mapping of the property. Applicant is not planning any physical changes to either property and therefore submits that topographic mapping is not necessary to approve the lot line adjustment that she is applying for.

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 x214
N. Y. License No. 48167 (Glennon J. Watson, L.S.)
- b. Engineer (name) N/A
Address _____
_____ Tel. _____
N. Y. License No. _____
- c. Other (name) None
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 Trustee of Helen L. Grimm Irrevocable Trust from lands of Trustee of Herbert L. Grimm Irrevocable Trust ..."
No. of Sheets: 1
- b. Title and Date of Proposed Profiles and Construction Plans: None

No. of Sheets: 0
- c. Title, Date and Preparer of other maps and plans: _____
None

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):

EAF Attached

E-4. Attorney (if any):

- a. (name) None
Address _____
_____ Tel. _____

Applicant _____
Project Name _____
Applicant's Representative _____
Tax Map ID # _____
Date _____

**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)

- 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
 1. 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 req.
 - 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.

Preliminary Subdivision Plat Application

I. General Submission Requirements

- 1. Application on proper forms
- 2. Properly signed
- 3. Application fee
- 4. Preliminary Plat (5 blue or black-line prints)
 - a. Scale not less than 1" = 100'
- 5. Preliminary profiles (5 blue or black-line prints)
 - a. Horizontal scale-- 1" = 40' or 50'
 - b. Vertical scale-- 1" = 4' or 5'
- 6. Five (5) copies of a report providing the following information:
 - a. Proposed method of water supply
 - b. Proposed method of sewage disposal
 - c. Results of seepage, deep-test and borings test
 - d. Offsite easements needed for storm drainage
 - e. Completed environmental assessment form (EAF)

II. Title and Location Information

- 1. Scale of not less than 1" = 100 feet
- 2. Existing conditions shown
- 3. Proposed layouts of lots, streets and improvements
- 4. Subdividable contiguous land under control of applicant shown
- 5. Title of the plat
 - a. Duplicate in Putnam County
- 6. Date, Town, etc.
 - a. Date d. County
 - b. Town e. North point
 - c. Scale f. State
- 7. Location map at scale of 1" = 1000 or 2000 feet
- 8. Vicinity map showing:
 - a. property lines/streets within 500'
 - b. scale of 1" = 400' or 800'
 - c. adjacent owner identification

III. Site Conditions and Land Evaluation

- 1. Existing contours not exceeding 5-foot intervals
 - a. Meeting DOT standard for maps of 1" = 100'
- 2. Existing permanent buildings and structures
- 3. Any ledge outcrops
- 4. Location of existing stone walls and fences
- 5. Existing watercourses, water bodies and streams
- 6. Location and limits of wetlands
- 7. Location and limits of potential flood hazard areas
- 8. Soil types (based on SCS surveys)
- 9. Principal wooded areas or large isolated trees
- 10. Location of seepage test holes, pits and borings
- 11. Location of wells within 200 feet of the tract
- 12. Location of drainage discharge points from any street or property

IV. Property Ownership Information

- 1. Name and address of owner
- 2. Name and address ad applicant if different from owner
- 3. Perimeter boundary of tract and est. area to be platted with dimensions
- 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 including dimensions and lot areas
- 8. Proposed street and/or r-o-w including widths
- 9. Location & dimensions of existing & proposed easements
- 10. Existing monuments
- 11. Tract zoning district and zoning within 200' of tract
- 12. Any municipal or taxation district boundary
- 13. Any channel and building lines
- 14. Parks and playgrounds and their area
- 15. Reserved areas for watercourse/wetland protection or conservation

V.

Development Proposal Information

- 1. Location and width of a street pavement
- 2. Centerline stations at 100' intervals
- 3. Stations coordinated with preliminary profiles
- 4. Storm drains, Headwalls, etc.
 - a. Storm drains d. Detention Basins
 - b. Headwalls e. Manholes
 - c. Catch basins f. Tentative invert elevations
- 5. Any relocation or improvement to channels or watercourses
- 6. Any sanitary sewers, treatment facilities
- 7. Central water supply site, water mains or appurtenances
- 8. For each lot:
 - a. water well site locations
 - b. leaching field size and location
 - c. reserve areas for future field extension
 - d. tentative location of building, driveway
 - e. near watercourse, wetland or flood hazard areas
 - f. If so, floor elevation of lowest floor
- 9. Limits of areas proposed for regrading or filling
- 10. Limits of areas proposed to be protected from excavation or filling

Final Subdivision Plat Applications

I. General Submission Requirements

1. Application on proper forms
2. Forms properly signed
3. Application fee
4. Final Plat in agreement with:
 - a. Preliminary Plat
 - b. and on 5 blue or black-line prints
 - c. 1" = 40' or 50' but no less than 1" = 100'
 - d. No less than 20" x 20" no more than 36" x 48"
 - e. 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 road submitted
 1. Connection application made
 - c. NYSDEC wetland/watercourse modifications approved
7. If major cuts or fills, grading plan
 - a. 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. Title of the plat
2. Date, scale, north point, town, county & state
3. Location map at scale of 1" = 1000 or 2000 feet
4. Vicinity map showing:
 - a. property lines/streets within 500'
 - b. scale of 1" = 400' or 800'
 - c. adjacent owner identification
5. Index map if plat is divided into sections of >1 is required
 - a. showing lots, lot #'s, streets, street names
 - b. delineation of areas
 - 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" = 100'
2. Existing permanent buildings and structures
3. Existing watercourse, water bodies and streams
4. Location and limits of wetlands
5. Location and limits of potential flood hazard areas
6. 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 platted
4. Approx. location of property lines 200 feet from tract
5. Both street r-o-w lines of any street abutting tract
6. Survey relationship of tract to streets/roads etc.
7. Names of owners of property abutting tract
8. Proposed lots and lot numbers and the area of each lot
9. Proposed street and/or r-o-w including widths
10. Street names
11. Location & dimensions of existing & proposed easements
12. Existing monuments
13. Proposed monuments
14. Any municipal or taxation district boundary
15. Any channel and building lines
16. Parks and playgrounds and their area
17. Reserved areas for watercourse/wetland protection or conservation

V. Development Proposal Information

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

VI. Construction Plans (Final Plat Applications)

- A. General:
1. Drawn on good quality heavy linen tracing cloth
 2. Plan and profile drawings for all:

| | |
|--|---------------------------------------|
| a. proposed streets <input type="checkbox"/> | g. ditches <input type="checkbox"/> |
| b. storm drains <input type="checkbox"/> | h. channels <input type="checkbox"/> |
| c. gutters <input type="checkbox"/> | i. headwalls <input type="checkbox"/> |
| d. catch basins <input type="checkbox"/> | j. sidewalks <input type="checkbox"/> |
| e. manholes <input type="checkbox"/> | k. curbs <input type="checkbox"/> |
| f. water mains <input type="checkbox"/> | l. sanitary <input type="checkbox"/> |
 3. Plan & profile drawings on 24" x 36" sheets
 4. Profiles drawn to horizontal Scale of 1 = 40' or 50'
 5. Profiles drawn to vertical Scale of 1 = 4' or 5'
 6. Drawings and elevations based on official bench marks

Final Subdivision Plat Applications
(CONTINUED)

VI. Construction Plans (Continued)

B. Information Required:

1. Title of Plat
2. Date, scale, north point, town, county & state
3. For streets to be constructed to Town specifications:
 - a. existing grades at center line and both street line
 - b. proposed grade at center line, street lines & edge
 - c. width of pavement
 - d. typical street cross section
 - e. cross section at all cross culverts
4. For open development area private r-o-w or easements:
 - a. existing/proposed grade at center line
 - b. street lines & edge/width of travel way
 - c. typical street cross section
 - d. cross section at all cross culverts
5. Pipes, Ditches, Culverts, etc.

| | Depth | Invert | Slope | Size |
|-----------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a. pipes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. ditches | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. culvert | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. manholes | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. catch basins | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. headwalls | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. channels | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
6. Ditch and channel cross sections
7. Approx. loc. of lot lines intersecting the street line
8. Lot numbers and street names
9. Sidewalks, Curbs, etc.

| | | | |
|--------------|--------------------------|-------------------|--------------------------|
| a. Sidewalks | <input type="checkbox"/> | d. Water main | <input type="checkbox"/> |
| b. Curbs | <input type="checkbox"/> | e. Sanitary sewer | <input type="checkbox"/> |
| c. Gutters | <input type="checkbox"/> | | |
10. Detail drawings of:

| | | | |
|-------------|--------------------------|------------------|--------------------------|
| a. Bridges | <input type="checkbox"/> | e. Deep manholes | <input type="checkbox"/> |
| b. Culverts | <input type="checkbox"/> | | |
11. If required by PB, existing and proposed contours at an interval not over 2 feet for the following
 - a. within not less than 25' outside street r-o-w lines
 - b. outside the street r-o-w lines at intersections & sight easements
 - c. within street r-o-w lines including pavement areas at intersections
 - d. construction/grading adjacent to watercourses/wetlands
 - e. improvement areas in park and recreation areas
12. Provision for temporary or permanent storm water det.
13. Provision for erosion control during & after construction
14. Landscaping, grading, drainage, fencing, or other improvements for park and recreation areas as required
15. Block for "Approved by PB" & place to sign/date

VII. Grading Plans (Final Plat Applications)

1. Drawn on good cloth/film at scale: 1" = 40' or 50'
2. Title of Subdivision
3. Date, scale, north point, town, county & state
4. Layout of existing/proposed lot/street lines
5. Boundary of area to be regraded, cut or filled
6. Existing/proposed contours at intervals not exceeding 2'
7. Cross-sections, if requested by PB
8. Existing/proposed drainage watercourses, wetlands
9. Existing/permanent buildings and structures
10. Location of all test holes/ pits and borings
11. Provision for temporary/permanent storm water det.
12. Control of erosion/sed. during and after construction
13. Block for "Approval by PB" with plat to sign/date

VIII. Additional Information (For Minor/Final Applications)

1. Cert. by surveyor that map has no error of closure of greater than 1 part/5000
2. Cert. by surveyor of completion date of survey and plat map
3. Signature block "Approved by PB" space for sign/date
4. Signature block for owner/applicant authorizing filing
5. PCHD endorsement for water/sewer provisions
6. Any additional notes required or approved by PB

Deed List

Herbert L Grimm Irrevocable Trust

Liber 1282 cp 24

Liber 2061 cp 472

Helen L Grimm Irrevocable Trust

Liber 1256 cp 244

Liber 2061 cp 468

Liber 2061 cp 478

8.-2-11
PASQUARELLI, GREGG A
8 Spruce St Apt 19A
New York, NY 10038

8.-2-10
DOAN, PAMELA A
1024 East Mountain Rd S
Cold Spring, NY 10516

8.-2-8
LORENTZEN, CORNELIA M
PO Box 544
Sugar Hill, NH 03586

18.-2-8 & 12
COLINVAUX, SALLY
331 West 11Th St
New York, NY 10014

18.-2-13
VAN AERNAM, BERNICE B
40315 Drury Ln
Leonardtown, MD 20650

8.-2-13
TAYLOR, TRAVIS
1054 East Mountain Rd S
Cold Spring, NY 10516

8.-2-9
LANAUSSE, YVETTE
1000 East Mountain Road S
Cold Spring, NY 10516

18.-2-14
ALBERTS, ERIC
5967 Lambert Lane E
Keller, TX 76262

18.-2-7
LABARBERA, JAMES A
1081 East Mountain Rd S
Cold Spring, NY 10516

18.-2-12.1
MENDOLA, ANDREW J
961 East Mountain Rd So
Cold Spring, NY 10516

18.-2-10 & 15
STATE OF NEW YORK
40 Gleneida Ave
Carmel, NY 10512

18.-2-3
MCDUFFEE, CHARLES
1004 East Mountain Road S
Cold Spring, NY 10516

8.-2-3
ARDITI, ROBIN SHELBY
PO Box 540
Garrison, NY 10524

18.-2-12.2
COSTA, FRANK
947 East Mountain Rd S
Cold Spring, NY 10516

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

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

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

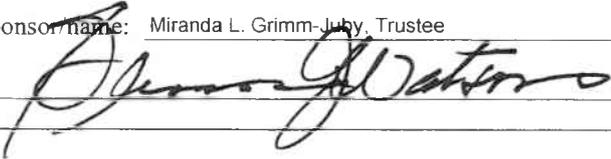
| Part 1 – Project and Sponsor Information | | | |
|--|--|---|--|
| Grimm-Juby Lot Line | | | |
| Name of Action or Project: Approval of "Final Subdivision Plat to adjust the Line Dividing Lands of Trustee of the Helen L. Grimm Irrevocable Trust from the lands of Trustee of the Herbert L. Grimm Irrevocable Trust..." | | | |
| Project Location (describe, and attach a location map): 999 and 985 East Mount Road South | | | |
| Brief Description of Proposed Action: Approval of Subdivision to adjust the line dividing two individual improved lots. As stated, each of the lots are improved. Approval does not facilitate or anticipate any construction activity. | | | |
| Name of Applicant or Sponsor: Miranda L. Grimm-Juby, Trustee | | Telephone: 914-953-1520 E-Mail: mlgrimm2@aol.com | |
| Address: 977 East Mount Road South | | | |
| City/PO: Cold Spring | | State: New York | Zip Code: 10516 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | | NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 25.535 acres | |
| b. Total acreage to be physically disturbed? | | Zero (0) acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 29.865 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <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 checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input checked="" type="checkbox"/> Parkland | | | |

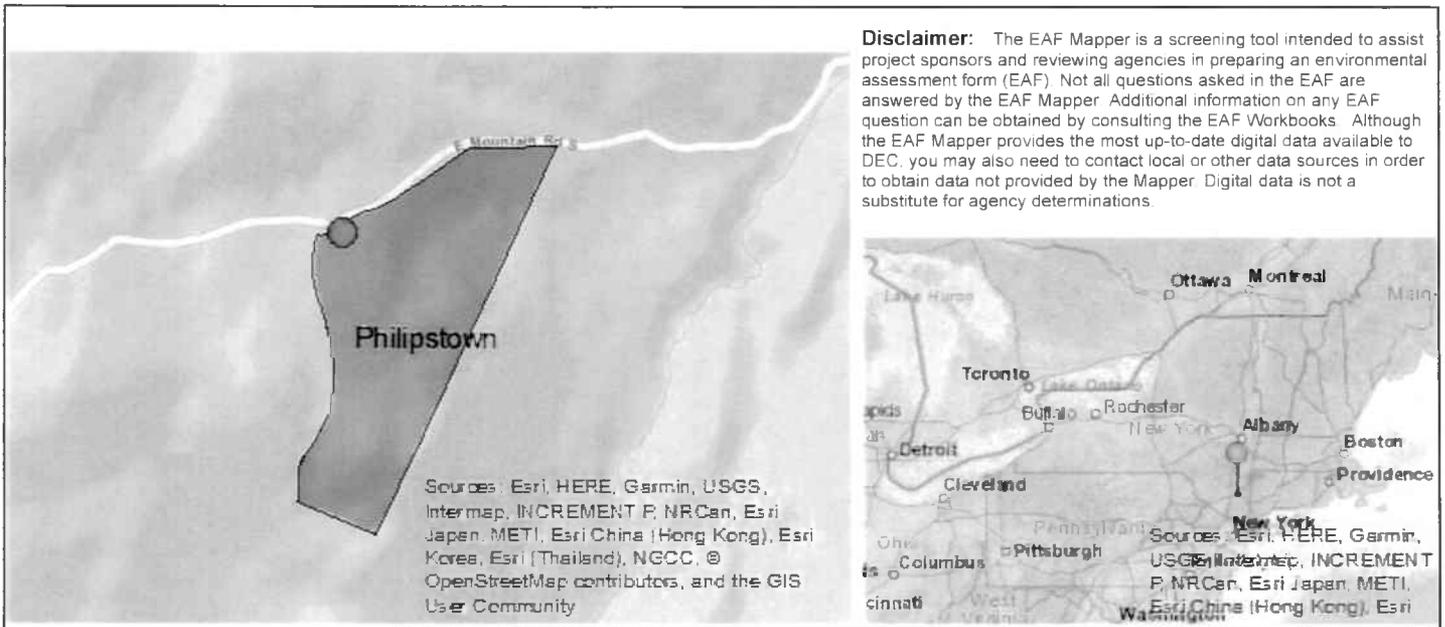
| | | | |
|--|--|--|--|
| <p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p> | <p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> |
| <p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> | |
| <p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | |
| <p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>N/A</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> | |
| <p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>Individual Drilled Wells (Existing)</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> | |
| <p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>Individual Separate Subsurfaces Treatment Systems (Existing)</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> | |
| <p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. 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?</p> | <p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> | <p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | |
| <p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>N/A - no wetlands</p> <p>_____</p> <p>_____</p> | <p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> | |

| | | |
|--|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: | | |
| <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Northern Long-eared Bat | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input type="checkbox"/> |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

Applicant/sponsor name: Miranda L. Grimm-Juby, Trustee Date: 03/07/2019

Signature:  Title: Surveyor for Applicant



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

| | |
|---|---|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | Yes |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name] | Northern Long-eared Bat |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | No |



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

1282 0024

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

The Ettinger Law Firm
A Professional Corporation
Kingswood Park Business Center
Post Office Box 3300
Kingston, New York 12401

TYPE OR PRINT IN BLACK INK ONLY

GRANTOR/MORTGAGOR
Grimm, Herbert & Helen
TO
Grimm-Juby, as Trustee,
Miranda L.
GRANTEE/MORTGAGEE

DO NOT WRITE BELOW THIS LINE

INSTRUMENT # _____
INSTRUMENT TYPE: DEED MORTGAGE _____ SAT _____ ASMT _____ OTHER _____

| RECORDING FEES | # OF PAGES |
|----------------|--------------|
| RCD FEE | 3 |
| STAT CHG | 9.00 |
| REC MGMT | 5.00 |
| CROSS REF | .00 |
| CERT/COPY | .00 |
| TOTAL | 19.00 |

RESERVE FOR TIME STAMP

JOSEPH L. PELOSO, JR.
PUTNAM COUNTY CLERK
95 MAR - 1 AM 9: 14

DEED TRANSFER TAX
CONSIDERATION \$ 00.00
TOWNSHIP PHILIPSTOWN

RECEIVED
\$ 00
REAL ESTATE
TT# 1715
TRANSFER TAX
PUTNAM COUNTY

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON March 1, 1985
LIBER 1282 PAGE 24 AND EXAMINED.

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 ()

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

02043

1282 0025

DEED

Consult your lawyer before signing this instrument. This instrument should be used by lawyers only.

THIS INDENTURE, made the 23rd day of February, nineteen hundred and ninety-five,

BETWEEN

Herbert Grimm, a/k/a Herbert L. Grimm and Helen Grimm, a/k/a Helen L. Grimm, residing at East Hook Road, Box 257, Hopewell Junction, New York 12533,

party of the first part,

and

Miranda L. Grimm-Juby, residing at 19 Parrot Street, Cold Spring, New York 10516, or her successors, as Trustee of The Herbert L. Grimm Irrevocable Trust, dated 7/30/94,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten dollars and no/100 (\$10.00), lawful money of the United States, to them paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, successors or assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of land together with the buildings and improvements located and to be erected thereon, situate, lying and being Town of Philipstown, County of Putnam and State of New York, described as follows:

BEGINNING at a point on the southerly side of East Mountain Road opposite the southeasterly corner of lands now or formerly of William Nelson, said point being marked by a maple tree; thence in a generally southerly direction along the westerly boundary of lands now or formerly of Lerman 1750 feet more or less to a pile of stones on a flat rock; thence along lands now or formerly of Hendrick Hudson Council Boy Scouts of America north 67° 52' 15" west 345 feet more or less to an abandoned road; thence in a generally northerly direction along said road 1150 feet more or less to the intersection of said road with East Mountain Road; thence along East Mountain Road in a northeasterly direction as it winds and turns 1250 feet to the place of beginning, containing 20 acres more or less.

SAID PREMISES are to be conveyed subject to the following: any reservation of mineral rights of record; any state of acts an accurate survey may show provided that the same does not render title unmarketable; any easement, covenants, restrictions or agreements of record provided that they are not violated by the present use of the premises.

BEING further known and described as Section 18, Block 2, Lot 9.-1 and Lot 9.-2.

EXCEPTING AND RESERVING a right in the Grantors or the survivor of them to continue to have the use and enjoyment of the aforesaid premises for as long as they or the survivor of them shall permanently reside there.

BEING A CORRECTION DEED for Deed dated July 30, 1994 between the parties hereto and filed in the Putnam County Clerk's Office in Liber 1256 of Deeds at page 316.

SUBJECT to covenants, conditions, restrictions and rights of way of record, if any.

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.



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



ACS-000000000418058-000000000814538-006

Endorsement Page

Document # 1502961 Drawer # 02 Recorded Date: 11/17/2017
 Document Type: DEED Book 2061 Page 472 Recorded Time: 10:35:32 AM
 Document Page Count: 6 Receipt # 18954

PRESENTER:

STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

RETURN TO:

STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

PARTIES

GRANTOR

MIRANDA L GRIMM JUBY TRUSTEE

GRANTEE

MIRANDA L GRIMM JUBY TRUSTEE

FEE DETAILS

| | | |
|---------------------------|----------|--------|
| 1502961 | | |
| DEED | 6 | 50.00 |
| TP-584 | 1 | 5.00 |
| CULTURAL EDUCATION | | 15.00 |
| RECORD MANAGEMENT | | 5.00 |
| RP-5217 RESID/AGRIC | | 125.00 |
| AMOUNT FOR THIS DOCUMENT: | | 200.00 |
| RETT # | 00000028 | |

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
 REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
 Putnam County Clerk

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

THIS INDENTURE, made the 25th day of October, in the year Two Thousand Seventeen
BETWEEN

**MIRANDA L. GRIMM-JUBY, as Trustee of The Helen L. Grimm Irrevocable Trust dated
7/30/94, residing at 977 East Mountain Road South, Cold Spring, New York 10516;**

party of the first part,

**MIRANDA L. GRIMM-JUBY, as Trustee of The Herbert L. Grimm Irrevocable Trust dated
7/30/94, residing at 977 East Mountain Road South, Cold Spring, New York 10516;**

party of the second part.

WITNESSETH, that the party of the first part in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF PHILIPSTOWN, and State of New York, which is more particularly bounded and described on Schedule "A," which is attached hereto and made a part hereof.

BEING a portion of the same premises conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee of The Helen L. Grimm Living Trust dated 7/30/94, by Deed dated July 30, 1994, and recorded in the Putnam County Clerk's Office on August 12, 1994, in Liber 1256 of Deeds at Page 244, and in the Correction Deed dated October 25, 2017, being recorded simultaneously herewith.

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.

SCHEDULE "A"

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is a small portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated July 30, 1994, and recorded in the Putnam County Clerk's Liber 1256 of deeds at page 244 that is bounded and described as follows:

BEGINNING at the point where the centerline of the abandoned road, formerly known as Perkins Road is intersected by the northerly line of lands formerly of the Hendrick Hudson Council Boy Scouts of America, formerly of Beaverkill Conservancy, Inc. and now or formerly of The State of New York, said point being distant approximately 1142 feet southerly measured along the said centerline from the point where it meets the southerly line of East Mountain Road South, said point also being the corner common among the lands now being described, on the north, other lands conveyed to Miranda L. Juby, as Trustee by the deed from Herbert Grimm and Helen Grimm dated February 23, 1995, and recorded in the Putnam County Clerk's Liber 1282 of deeds at page 24, on the northeast and lands conveyed by Robert Juby and Miranda L. Grimm-Juby to Robert L. Juby II and Miranda L. Grimm-Juby, as Trustees by that certain deed dated January 28, 2011, and recorded in the Putnam County Clerk's Liber 1872 of deeds at page 437, on the northwest.

THENCE from the said point of beginning northerly along the lands so conveyed to Robert L. Juby II and Miranda L. Grimm-Juby, as Trustees by the deed in Liber 1872 of deeds at page 437

N 07°44'34" E 258.56 feet,

to a point. Thence through the lands so conveyed to Miranda L. Grimm-Juby, as Trustee by the said deed recorded in Liber 1256 of deeds at page 244

S 82°15'26" E 90.80 feet,

to a point on the westerly line of the lands so conveyed to Miranda L. Grimm-Juby, as trustee by the said deed recorded in Liber 1282 of deeds at page 24 and in the centerline of the abandoned road. Thence southerly along the said lands so conveyed to Miranda L. Grimm-Juby, as trustee by the said deed recorded in Liber 1282 of deeds at page 24 and along the centerline of the abandoned road, the following courses:

S 46°00'00" W 44.80 feet,

S 35°48'00" W 65.18 feet,

S 13°24'20" W 105.67 feet, and

S 27°38'28" W 64.56 feet

to the point or place of beginning, containing 8,978 square feet, more or less.

N.B. – The conveyance anticipated by the scrivener when preparing the foregoing description is a conveyance between adjoining parcels involving less than 10% of either parcel and thus is not a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

AND ALSO ATTACHED BELOW IS A DESCRIPTION OF THE ENTIRE COMBINED PREMISES:

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is:

The major portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated July 30, 1994, and recorded in the Putnam County Clerk's Liber 1256 of deeds at page 244; and

A small portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated February 23, 1995, and recorded in the Putnam County Clerk's Liber 1282 of deeds at page 24

that when taken together is bounded and described as follows:

BEGINNING at the point on the line dividing the lands so conveyed to Miranda L. Grimm-Juby, as Trustee, by the said deed recorded in Liber 1282 of deeds at page 24, on the east, from the lands conveyed to Miranda L. Grimm-Juby, as Trustee, by the said deed recorded in the Liber 1256 of deeds at page 244, on the west, which line is the centerline of the abandoned road, formerly known as Perkins Road, which point is the northeast corner of the small portion of the lands that, by deeds dated even herewith, is being conveyed from Liber 1256 of deeds at page 244 and consolidated with the major portion of the lands described in Liber 1282 of deeds at page 24, and which point is distant the following courses:

N 27°38'28" E 64.56 feet,
N 13°24'20" E 105.67 feet,
N 35°48'00" E 65.18 feet, and
N 46°00'00" E 44.80 feet,

measured northerly along the said centerline from the point where it is intersected by the northerly line of lands formerly of the Hendrick Hudson Council Boy Scouts of America, formerly of Beaverkill Conservancy, Inc., and now or formerly the State of New York, said point of beginning also being distant approximately 861 feet southerly measured along the said centerline from the point where it meets the southerly line of East Mountain Road South,

THENCE from the said point of beginning westerly through the lands described in Liber 1256 of deeds at page 244

N 82°15'26" W 90.80 feet,

to a point at the line of lands of Robert L. Juby II and Miranda L. Grimm-Juby, as Trustees, as the said lands are described in that certain deed dated January 28, 2011, and recorded in the Putnam County Clerk's Liber 1872 of deeds at page 437. Thence along the said Juby and Grimm-Juby lands, the following courses:

to a point on the assumed southerly line of East Mountain Road South. Thence easterly along the said southerly line of East Mountain Road South

S 82°45'00" E 60.89 feet, and
S 53°51'20" E 59.11 feet,

to a point at the line of the aforesaid lands conveyed to Miranda L. Grimm-Juby, as Trustee by the said deed recorded in Liber 1282 of deeds at page 24 and the centerline of the aforementioned abandoned road. Thence southerly along the last-mentioned lands described in Liber 1282 of deeds at page 24, and the centerline of the abandoned road, the following courses:

S 34°09'10" W 47.12 feet,
S 06°35'20" W 41.00 feet,
S 11°25'30" W 39.14 feet,
S 06°35'20" W 61.00 feet,
S 02°10'20" W 42.85 feet,
S 01°34'20" E 100.02 feet,
S 05°14'20" E 100.09 feet, and
S 00°46'20" E 55.54 feet,

to a point. Thence through the land described in said deed recorded in Liber 1282 of deeds at page 24 and along the line of the small portion of the lands that, by deeds dated even herewith, is being conveyed from Liber 1282 of deeds at page 24 and consolidated with the major portion of the lands described in Liber 1256 of deeds at page 244, the following courses:

S 22°17'00" E 68.60 feet,
S 01°10'00" E 142.58 feet, and
S 81°05'00" W 69.38 feet,

to another point at the line of the aforesaid lands conveyed to Miranda Grimm-Juby, as Trustee by the said deed recorded in Liber 1256 of deeds at page 244 and the centerline of the aforementioned abandoned road. Thence southerly along the last-mentioned lands of Miranda Grimm-Juby and the centerline of the abandoned road, the following courses:

S 35°34'40" W 112.08 feet, and
S 46°00'00" W 42.16 feet

to the point or place of beginning, containing 3.436 acres, more or less.

N.B. – The conveyance anticipated by the scrivener when preparing the foregoing description is a conveyance to consolidate the small parcel being taken out of the lands described in Liber 1282 of deeds at page 24 with a major portion of the lands described in Liber 1256 of deeds at page 244 into a single parcel, and thus assuring that the lot line adjustment between adjoining parcels owned by Miranda L. Grimm-Juby, as Trustee, involving less than 10% of either parcel is complete and thus not a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

The metes and bounds of the foregoing description were compiled from deeds, filed maps, surveys and data in the accumulated records of Badey & Watson. It is not a description derived from a survey of the property by Badey & Watson.

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

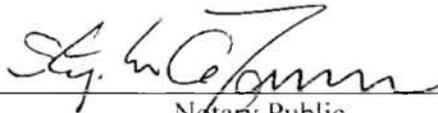
IN PRESENCE OF:


MIRANDA L. GRIMM-JUBY, as Trustee

STATE OF NEW YORK)

COUNTY OF Putnam) ss:

On the 25th day of October, in the year 2017, before **MIRANDA L. GRIMM-JUBY** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
STEPHEN G. TOMANN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01TO4834470
My Commission Expires April 30, 2018

**Bargain & Sale Deed
With Covenant Against Grantor's Acts**

Title No. _____
MIRANDA L. GRIMM-JUBY, Trustee of The
Helen L. Grimm Irrevocable Trust dated 7/30/94,

SECTION _____
BLOCK _____
LOT _____ Part of: Tax Map No. 18.-2-11.2
COUNTY OR TOWN: TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

TO

MIRANDA L. GRIMM-JUBY, as Trustee of The
Herbert L. Grimm Irrevocable Trust dated 7/30/94.

RECORD & RETURN TO:

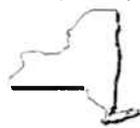
STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
COLD SPRING NY 10516

FOR COUNTY USE ONLY

C1. SWIS Code 372689

C2. Date Deed Recorded 11/17/17

C3. Book 2061 C4. Page 472



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 9H5 E M TN RD S

Location PHILIPSTOWN 10516

2. Buyer Name THE HERBERT L GRIMM TRREV TRUST DATED 7/30/94

3. Tax Billing Indicate where future Tax Bills are to be sent other than buyer address at bottom of

4. Indicate the number of Assessment Roll parcels transferred on the deed 1 of Parcel's 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 0.00 OR 0.00
6. Seller Name THE HELEN L GRIMM TRREV TRUST DATED 7/30/94

7. Select the description which most accurately describes the use of the property at the time of sale:
A. One Family Residential
8. Ownership Type is Concomitium
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 10/25/2017

12. Date of Sale/Transfer 10/25/2017

13. Full Sale Price 100
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: SWAP CONVEYANCE BETWEEN TRUSTS

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

16. Year of Assessment Roll from which information taken (YY) 17

17. Total Assessed Value 226,200

18. Property Class 210

19. School District Name HALDANE

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier)
B/O: 18.-2-11.2

CERTIFICATION

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

SELLER SIGNATURE M L G as Trustee 11-26-17

BUYER SIGNATURE M L G as Trustee 11-26-17

BUYER CONTACT
(Enter information for the buyer. Note: if by ~~INFORMATION~~ **INFORMATION** dissolution, 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.)

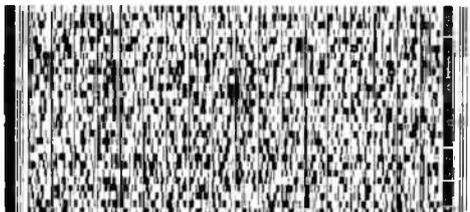
GRIMM-JUBY MIRANDA TRUSTEE

377 E MOUNTAIN ROAD SOUTH

COLD SPRING NY 10516

BUYER'S ATTORNEY
TOMANN STEPHEN

(915) 366-9231



FOR COUNTY USE ONLY

C1. SWIS Code

372689

C2. Date Deed Recorded

11/17/17

C3. Book

2061

C4. Page

472



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 985 E MTN RD S

Location: STREET NUMBER: PHILIPSTOWN CITY OR TOWN: PHILIPSTOWN VILLAGE: ZIP CODE: 10816

2. Buyer Name: THE HERBERT L GRINN TRUST TRUST DATED 7/30/94

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

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:

5. Deed Property Size: 0.00 ACRES

6. Seller Name: THE HELEN L GRINN TRUST TRUST DATED 7/30/94

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

12. Date of Sale/Transfer: 10/25/2017

13. Full Sale Price: 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:

SWAP/CONVEYANCE BETWEEN TRUSTS

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

16. Year of Assessment Roll from which information taken (YY): 17

17. Total Assessed Value: 226,200

18. Property Class: 010

19. School District Name: HALDANE

20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier): 19-2-17.0

CERTIFICATION

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

SELLER SIGNATURE: *M. L. J. as Trustee* DATE: 11-25-17

BUYER SIGNATURE: *M. L. J. as Trustee* DATE: 11-26-17

BUYER CONTACT INFORMATION

GRINN-JUBY MIRANDA TRUSTEE

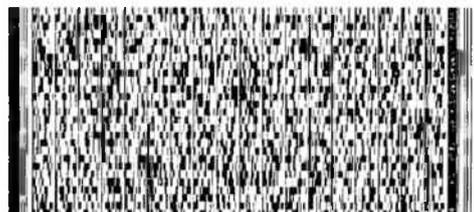
AREA CODE: 977 TELEPHONE NUMBER (E+ 99999): 265-9231

STREET NUMBER: 977 STREET NAME: E MOUNTAIN ROAD SOUTH

CITY OR TOWN: COLD SPRING STATE: NY ZIP CODE: 10516

BUYER'S ATTORNEY: TOMANN STEPHEN

AREA CODE: 845 TELEPHONE NUMBER (E+ 99999): 265-9231





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

LIBER **1256** PAGE **244**

TYPE OR PRINT IN BLACK INK ONLY

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

The Ettinger Law Firm
A Professional Corporation
Kingswood Park Business Center
Post Office Box 3300
Kingston, New York 12401

GRANTOR/MORTGAGOR

*Herbert GRIMM and
HELEN GRIMM
TO
MIRANDA L GRIMM Subj. as
TRUSTEE*
GRANTEE/MORTGAGEE

DO NOT WRITE BELOW THIS LINE

INSTRUMENT # _____

INSTRUMENT TYPE: DEED MORTGAGE _____ SAT _____ ASMT _____ OTHER _____

| RECORDING FEES | # OF PAGES |
|----------------------|------------|
| RCD FEE <u>9.00</u> | 3 |
| STAT CHG <u>5.00</u> | |
| REC MGMT <u>5.00</u> | |
| CROSS REF <u>.00</u> | |
| CERT/COPY <u>.00</u> | |
| TOTAL <u>19.00</u> | |

RESERVE FOR TIME STAMP

RECEIVED
 PUTNAM COUNTY CLERK'S OFFICE
 AUG 12 1994

DEED TRANSFER TAX

CONSIDERATION \$ 0
TOWNSHIP Philipstown

| |
|-------------------------------|
| RECEIVED |
| \$ <u>0</u> |
| REAL ESTATE |
| TT# 0139 |
| TRANSFER TAX PUTNAM COUNTY |

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON Aug 12, 1994

LIBER 1256 PAGE 244 AND EXAMINED.

Joseph L. Peloso, Jr.

JOSEPH L. PELOSO, JR.
PUTNAM COUNTY CLERK

MORTGAGE TAX

MTX AMOUNT _____
SERIAL NUMBER _____
TOTAL TAX _____

AFFIDAVIT FILED ()

MORTGAGE TAX DISTRICTS:

- TOWN OF CARMEL
- TOWN OF KENT
- TOWN OF PATTERSON
- TOWN OF PHILIPSTOWN
- TOWN OF PUTNAM VALLEY
- TOWN OF SOUTHEAST
- UNAPPORTIONED

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

DEED

LIBER 1253 PAGE 245

Consult your lawyer before signing this instrument. This instrument should be used by lawyers only.

THIS INDENTURE, made the 30th day of July, nineteen hundred and ninety-four,

BETWEEN

Herbert Grimm and Helen Grimm, residing at East Hook Road, Box 257, Hopewell Junction, New York 12533,

party of the first part,

and

Miranda L. Grimm-Juby, residing at 19 Parrot Street, Cold Spring, New York 10516, or her successors, as Trustee of The Helen L. Grimm Living Trust, dated 7/30/94,

party of the second part.

WITNESSETH, that the party of the first part, in consideration of ten dollars and no/100 (\$10.00), lawful money of the United States, to them paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs, successors or assigns of the party of the second part forever,

ALL that certain lot, piece or parcel of land together with the buildings and improvements located and to be erected thereon, situate, lying and being in the Town of Philipstown, Putnam County, New York, more particularly bounded and described as follows:

BEGINNING at the southerly corner on the division line of Beaverkill Conservancy on the south, being also the southeasterly corner of other lands of Grimm, thence along said line N 7° 44' 34" East, 514.64 feet, N 82° 15' 26" W, 56.30 feet, N 2° 32' 22" W, 252.27 feet, S 82° 16' 26" E, 104.03 feet, and N 13° 16' 54" E, 353.83 feet to a point on the southerly road boundary of East Mountain Road South, thence along said boundary S 82° 45' 00" E, 60.89 feet and S 53° 51' 20" E, 59.11 feet to a point on the division line of Grimm on the east and the herein described parcel on the west, thence along said line S 34° 09' 10" W, 47.12 feet, S 6° 35' 20" W, 41.00 feet, S 11° 25' 30" W, 39.14 feet, S 6° 35' 20" W, 61.00 feet, S 2° 10' 20" W, 42.85 feet, S 1° 34' 20" E, 100.02 feet, S 5° 14' 20" E, 100.09 feet, S 0° 46' 20" E, 55.54 feet, S 0° 46' 20" E, 97.32 feet, S 18° 54' 41" W, 126.28 feet, S 35° 44' 40" W, 112.08 feet, S 46° 00' 00" W, 86.96 feet, S 35° 48' 00" W, 65.18 feet, S 13° 24' 20" W, 105.67 feet and S 27° 38' 28" W, 64.56 feet to the point of beginning.

BEING part of Section 18, Block 2, Lot 11.

CONTAINING 3.436 acres of land more or less.

BEING a portion of the same premises conveyed by Lux E. Ewald, Grantor, to Herbert Grimm and Helen Grimm, Grantee, by Deed dated December 31, 1975, and recorded in the Putnam County Clerk's Office on February 11, 1976, in Liber 733 of Deeds at page 253.

SUBJECT to covenants, conditions, restrictions and rights of way of record, if any.

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.



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



ACS-000000000418058-000000000814537-004

Endorsement Page

Document # 1502960 Drawer # 02 Recorded Date: 11/17/2017
 Document Type: DEED Book 2061 Page 468 Recorded Time: 10:35:32 AM
 Document Page Count: 4 Receipt # 18954

PRESENTER:
 STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

RETURN TO:
 STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

PARTIES

GRANTOR
 HELEN GRIMM

GRANTEE
 MIRANDA L GRIMM JUBY TRUSTEE

FEE DETAILS

| | | |
|----------------------------------|---|---------------|
| 1502960 | | |
| DEED | 4 | 40.00 |
| TP-584 | 1 | 5.00 |
| CULTURAL EDUCATION | | 15.00 |
| RECORD MANAGEMENT | | 5.00 |
| RP-5217 RESID/AGRIC | | 125.00 |
| CROSS REFERENCE | 1 | .50 |
| PROCESSING FEE | 1 | 1.00 |
| AMOUNT FOR THIS DOCUMENT: | | 191.50 |
| RETT # 00000827 | | |

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
 REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
 Putnam County Clerk

C O R R E C T I O N D E E D

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

THIS INDENTURE, made the *27th* day of *October*, in the year Two Thousand Seventeen
BETWEEN

HELEN GRIMM, a/k/a HELEN L. GRIMM, as surviving tenant by the entirety, residing at
999 East Mountain Road South, Cold Spring, New York 10516;

party of the first part,

**MIRANDA L. GRIMM-JUBY, as Trustee of The Helen L. Grimm Irrevocable Trust dated
7/30/94**, residing at 977 East Mountain Road South, Cold Spring, New York 10516;

party of the second part,

WITNESSETH, that the party of the first part in consideration of Ten Dollars and other valuable
consideration paid by the party of the second part, does hereby grant and release unto the party of the
second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected,
situate, lying and being in the TOWN OF PHILIPSTOWN, and State of New York, which is more
particularly bounded and described on Schedule "A," which is attached hereto and made a part hereof.

BEING the same premises conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby,
as Trustee of The Helen L. Grimm Living Trust dated 7/30/94, by Deed dated July 30, 1994, and
recorded in the Putnam County Clerk's Office on August 12, 1994, in Liber 1256 of Deeds at Page 244.
The said Herbert Grimm died on September 6, 2007, a resident of the Town of Philipstown, Putnam
County, New York, and at the time of his death he was married to Helen Grimm, a/k/a Helen L. Grimm.

THIS DEED IS A CORRECTION DEED to correct the name of the Trust as the grantee in the above
mentioned Deed dated July 30, 1994, and recorded in Liber 1256 of Deeds at Page 244. The name of
the Trust was inadvertently referred to in the deed as The Helen L. Grimm Living Trust dated 7/30/94,
when the actual name of the Trust is The Helen L. Grimm Irrevocable Trust dated 7/30/94.

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.

SCHEDULE "A"

ALL that certain lot, piece or parcel of land together with the buildings and improvements located and to be erected thereon, situate, lying and being in the Town of Philipstown, Putnam County, New York, more particularly bounded and described as follows:

BEGINNING at the southerly corner on the division line of Beaverkill Conservancy on the south, being also the southeasterly corner of other lands of Grimm, thence along said line N 7° 44' 34" East, 514.64 feet, N 82° 15' 26" W, 56.30 feet, N 2° 32' 22" W, 252.27 feet, S 82° 16' 26" E, 104.03 feet, and N 13° 16' 54" E, 353.83 feet to a point on the southerly road boundary of East Mountain Road South, thence along said boundary S 82° 45' 00" E, 60.89 feet and S 53° 51' 20" E, 59.11 feet to a point on the division line of Grimm on the east and the herein described parcel on the west, thence along said line S 34° 09' 10" W, 47.12 feet, S 6° 35' 20" W, 41.00 feet, S 11° 25' 30" W, 39.14 feet, S 6° 35' 20" W, 61.00 feet, S 2° 10' 20" W, 42.85 feet, S 1° 34' 20" E, 100.02 feet, S 5° 14' 20" E, 100.09 feet, S 0° 46' 20" E, 55.54 feet, S 0° 46' 20" E, 97.32 feet, S 18° 54' 41" W, 126.28 feet, S 35° 44' 40" W, 112.08 feet, S 46° 00' 00" W, 86.96 feet, S 35° 48' 00" W, 65.18 feet, S 13° 24' 20" W, 105.67 feet and S 27° 38' 28" W, 64.56 feet to the point of beginning.

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:

Helen L Grimm
HELEN GRIMM, a/k/a HELEN L. GRIMM

STATE OF NEW YORK)

COUNTY OF Westchester) ss:

On the 26th day of October, in the year 2017, before **HELEN GRIMM, a/k/a HELEN L. GRIMM** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

DANIEL A. DESIMONE
Notary Public - State of New York
No. 01DE6250537
Qualified in Bronx County
Commission Expires October 31, 2019

[Signature]
Notary Public

**Bargain & Sale Deed
With Covenant Against Grantor's Acts**

Title No. _____
HELEN GRIMM, a/k/a HELEN L. GRIMM, as
surviving tenant by the entirety,

SECTION _____
BLOCK _____
LOT _____ Part of: Tax Map No. 18.-2-11.2
COUNTY OR TOWN: TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

TO

MIRANDA L. GRIMM-JUBY, as Trustee of The
Helen L. Grimm Irrevocable dated 7/30/94.

RECORD & RETURN TO:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
COLD SPRING NY 10516

FOR COUNTY USE ONLY

C1. SWIS Code 372689
 C2. Date Deed Recorded 11-17-17
 C3. Book 2061 C4. Page 468



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 985 S MOUNTAIN RD S
 *STREET NUMBER *STREET NAME
 Location PHILIPSTOWN 10316
 *CITY OR TOWN *ZIP CODE
 2. Buyer Name THE HELEEN L GRIMM IRREV TRUST DATED 7/30/94
 *LAST NAME/COMPANY *FIRST NAME
 3. Tax Billing Indicate where future Tax Bills are to be sent if other than buyer address(at bottom of page)
 *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 *FRONT FEET OR 0.00 *DEPTH *ACRES
 6. Seller Name THE HELEEN L GRIMM IRREV TRUST DATED 7/30/94
 *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 _____
 12. Date of Sale/Transfer 10/25/2017
 13. Full Sale Price _____ .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 _____ CORRECTION DEED _____
 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

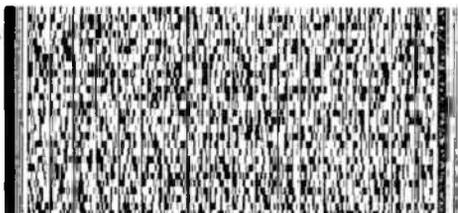
16. Year of Assessment Roll from which information taken(YY) 17 17. Total Assessed Value 226,200
 18. Property Class 210 19. School District Name HAUDANE
 20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier)
 P/O: 18.-2-11.2

CERTIFICATION

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

SELLER SIGNATURE [Signature] DATE 11-14-17
 BUYER SIGNATURE [Signature] DATE 11-14-17

BUYER CONTACT
 (Enter information for the buyer. Note: If buyer is a partnership, 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.)
 GRIMM-JUBY MOUNTAIN TRUSTEE
 *LAST NAME *FIRST NAME
 *AREA CODE *TELEPHONE NUMBER (Ex. 9999995)
977 E MOUNTAIN ROAD SOUTH
 *STREET NUMBER *STREET NAME
COLD SPRING NY 10316
 *CITY OR TOWN *STATE *ZIP CODE
BUYER'S ATTORNEY
 TOMANN STEPHEN
 *LAST NAME *FIRST NAME
(845) 265-9231
 *AREA CODE *TELEPHONE NUMBER (Ex. 9999995)





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



ACS-000000000418058-000000000814539-008

Endorsement Page

Document # 1502962 Drawer # 02 Recorded Date: 11/17/2017
 Document Type: DEED Book 2061 Page 478 Recorded Time: 10:35:32 AM
 Document Page Count: 8 Receipt # 18954

PRESENTER:
 STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

RETURN TO:
 STEPHEN G. TOMANN, ESQ.
 P.O. BOX 313
 1705 ROUTE 9D
 COLD SPRING, NY 10516

PARTIES

GRANTOR
 MIRANDA L GRIMM JUBY TRUSTEE

GRANTEE
 MIRANDA L GRIMM JUBY TRUSTEE

FEE DETAILS

| | | |
|----------------------------------|----------|---------------|
| 1502962 | | |
| DEED | 8 | 60.00 |
| TP-584 | 1 | 5.00 |
| CULTURAL EDUCATION | | 15.00 |
| RECORD MANAGEMENT | | 5.00 |
| RP-5217 RESID/AGRIC | | 125.00 |
| AMOUNT FOR THIS DOCUMENT: | | 210.00 |
| RETT # | 00000829 | |

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
 REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

Michael C. Bartolotti
 Putnam County Clerk

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

THIS INDENTURE, made the 25th day of October, in the year Two Thousand Seventeen
BETWEEN

MIRANDA L. GRIMM-JUBY, as Trustee of The Herbert L. Grimm Irrevocable Trust dated 7/30/94, residing at 977 East Mountain Road South, Cold Spring, New York 10516; and **HELEN GRIMM, a/k/a HELEN L. GRIMM**, as to a life estate interest in the premises conveyed herein, residing at 999 East Mountain Road South, Cold Spring, New York 10516;

parties of the first part,

MIRANDA L. GRIMM-JUBY, as Trustee of The Helen L. Grimm Irrevocable Trust dated 7/30/94, residing at 977 East Mountain Road South, Cold Spring, New York 10516;

party of the second part,

WITNESSETH, that the party of the first part in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF PHILIPSTOWN, and State of New York, which is more particularly bounded and described on Schedule "A," which is attached hereto and made a part hereof.

BEING part of the same premises conveyed by Herbert Grimm, a/k/a Herbert L. Grimm and Helen Grimm, a/k/a Helen L. Grimm to Miranda L. Grimm-Juby, as Trustee of The Herbert L. Grimm Irrevocable Trust dated 7/30/94 by Deed dated February 23, 1995, and recorded in the Putnam County Clerk's Office on March 1, 1995, in Liber 1282 of Deeds at Page 24, and wherein said Deed contained a life estate interest in the premises for Herbert Grimm, a/k/a Herbert L. Grimm and for Helen Grimm, a/k/a Helen L. Grimm. The said Herbert Grimm died on September 6, 2007, a resident of the Town of Philipstown, County of Putnam and State of New York, and the said Helen Grimm, a/k/a Helen L. Grimm is hereby signing this deed thereby extinguishing her life estate interest in the premises conveyed herein.

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.

SCHEDULE "A"

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is a small portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated February 23, 1995, and recorded in the Putnam County Clerk's Liber 1282 of deeds at page 24 that is bounded and described as follows:

BEGINNING at the point in the line dividing the lands so conveyed to Miranda L. Grimm-Juby, as Trustee, on the east, from other lands conveyed to Miranda L. Grimm-Juby, as Trustee the that certain deed from Herbert Grimm and Helen Grimm dated July 30, 1994, and recorded in the Putnam County Clerk's Liber 1256 of deeds at page 244, on the west, which line is the centerline of the abandoned road, formerly known as Perkins Road, and which point is distant the following courses:

N 27°38'28" E 64.56 feet,
N 13°24'20" E 105.67 feet,
N 35°48'00" E 65.18 feet,
N 46°00'00" E 86.96 feet, and
N 35°34'40" E 112.08 feet

measured northerly along the said centerline from the point where it is intersected by the northerly line of lands formerly of the Hendrick Hudson Council Boy Scouts of America, formerly of Beaverkill Conservancy, Inc. and now or formerly of The State of New York, said point of beginning also being distant approximately 707 feet southerly measured along the said centerline from the point where it meets the southerly line of East Mountain Road South,

THENCE from the said point of beginning northerly along the said centerline

N 10°21'30" E 220.37 feet,

to a point. Thence through the said lands so conveyed to Miranda Grimm-Juby by the said deed recorded in Liber 1282 of deeds at page 24, the following courses:

S 22°17'00" E 68.60 feet,
S 01°10'00" E 142.58 feet, and
S 81°05'00" W 69.38 feet

to the point or place of beginning, containing 8,978 square feet, more or less.

N.B. – The conveyance anticipated by the scrivener when preparing the foregoing description is a conveyance between adjoining parcels involving less than 10% of either parcel and thus is not a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

The metes and bounds of the foregoing description were compiled from deeds, filed maps, surveys and data in the accumulated records of Badey & Watson. It is not a description derived from a survey of the property by Badey & Watson.

AND ALSO ATTACHED BELOW IS A DESCRIPTION OF THE ENTIRE COMBINED PREMISES:

ALL that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is:

The major portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated February 23, 1995, and recorded in the Putnam County Clerk's Liber 1282 of deeds at page 24; and

A small portion of those lands that were heretofore conveyed by Herbert Grimm and Helen Grimm to Miranda L. Grimm-Juby, as Trustee by that certain deed dated July 30, 1994; and recorded in the Putnam County Clerk's Liber 1256 of deeds at page 244

that when taken together is bounded and described as follows:

BEGINNING at the point on the assumed southerly line of East Mountain Road South where it is met by the line dividing the lands so conveyed to Miranda L. Grimm-Juby, as Trustee, by the said deed recorded in Liber 1282 at page 24, on the east, from the other lands conveyed to Miranda L. Grimm-Juby, as Trustee by the said deed recorded in Liber 1256 of deeds at page 244, on the west, which line is the centerline of the abandoned road, formerly known as Perkins Road,

THENCE from the said point of beginning generally northeasterly along the assumed southerly line of East Mountain Road South, the following, first

S 53°51'20" E 3.59 feet

then on a tangent curve to the left, the central angle of which is 53°47'40", the radius of which is 66.50 feet for 62.44 feet, then

N 72°21'00" E 135.10 feet

then on a tangent curve to the right, the central angle of which is 15°13'00", the radius of which is 183.50 feet for 48.73 feet, then

N 87°34'00" E 79.00 feet

then on a tangent curve to the left, the central angle of which is 24°18'00", the radius of which is 216.50 feet for 91.82 feet, then

N 63°16'00" E 191.50 feet

then on a tangent curve to the right, the central angle of which is 09°44'00", the radius of which is 483.50 feet for 82.14 feet, then

N 73°00'00" E 61.10 feet

then on a tangent curve to the right, the central angle of which is 30°05'00", the radius of which is 183.50 feet for 96.35 feet, and then

S 76°55'00" E 359.73 feet

to a point at the line of lands formerly of Lerman and now or formerly of Colinvaux and Vadehra.

Thence along the said Colinvaux and Vadehra lands

S 39°57'39" W 1,791.22 feet,

to a point at the line of lands formerly of the Hendrick Hudson Council Boy Scouts of America, and now or formerly of the State of New York. Thence along the said State of New York lands and continuing along lands formerly of the Hendrick Hudson Council Boy Scouts of America, formerly of Beaverkill Conservancy, Inc. and now or formerly of the State of New York

N 57°09'07" W 359.01 feet,

to a point at the line of lands now or formerly of Robert L. Juby II and Miranda L. Grimm-Juby, as Trustees described in that certain deed from Robert Juby and Miranda L. Grimm-Juby, as Trustees, dated January 28, 2011, and recorded in the Putnam County Clerk's Liber 1872 of deeds at page 437. Thence along the said lands described in Liber 1872 of deeds at page 437

N 07°44'34" E 258.56 feet,

to a point. Thence through the lands so conveyed to Miranda L. Grimm-Juby, as trustee, recorded in the Putnam County Clerk's Liber 1256 of deeds at page 244.

S 82°15'26" E 90.80 feet,

to a point on the centerline of the aforementioned abandoned road. Thence northerly along the last-mentioned lands of Miranda Grimm-Juby described in Liber 1256 of deeds at page 244 and the centerline of the abandoned road:

N 46°00'00" E 42.16 feet, and

N 35°34'40" E 112.08 feet,

to a point. Thence through the lands so conveyed to Miranda Grimm-Juby, as Trustee by the said deed recorded in Liber 1282 of deeds at page 24, and along the line of the parcel, that by deeds bearing dates even herewith, is being conveyed to and consolidated with the major portion of the lands so conveyed to Miranda Grimm-Juby by the said deed recorded in Liber 1256 at page 244, the following courses:

N 81°05'00" E 69.38 feet,

N 01°10'00" W 142.58 feet, and

N 22°17'00" W 68.60 feet,

to another point on the line of the aforesaid lands conveyed to Miranda Grimm-Juby, as Trustee by the said deed recorded in said Liber 1256 of deeds at page 244 and the centerline of the aforementioned abandoned road. Thence northerly along the last-mentioned lands of Miranda Grimm-Juby and the centerline of the abandoned road, the following courses:

N 00°46'20" W 55.54 feet,
N 05°14'20" W 100.09 feet,
N 01°34'20" W 100.02 feet,
N 02°10'20" E 42.85 feet,
N 06°35'20" E 61.00 feet,
N 11°25'30" E 39.14 feet,
N 06°35'20" E 41.00 feet, and
N 34°09'10" E 47.12 feet,

to the point or place of beginning, containing 21.099 acres, more or less.

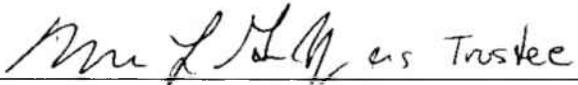
N.B. – The conveyance anticipated by the scrivener when preparing the foregoing description is a conveyance to consolidate the small parcel being taken out of the lands described in Liber 1256 of deeds at page 244 with a major portion of the lands described in Liber 1282 of deeds at page 24 into a single parcel, and thus assuring that the lot line adjustment between adjoining parcels owned by Marinda L. Grimm-Juby involving less than 10% of either parcel complete and thus not a subdivision as defined in Section 112-1, Definitions, of the Philipstown Code.

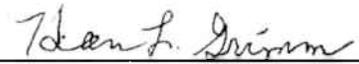
The metes and bounds of the foregoing description were compiled from deeds, filed maps, surveys and data in the accumulated records of Badey & Watson. It is not a description derived from a survey of the property by Badey & Watson.

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.

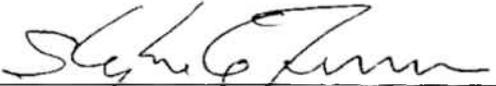
IN PRESENCE OF:


MIRANDA L. GRIMM-JUBY, as Trustee


HELEN GRIMM, a/k/a HELEN L. GRIMM

STATE OF NEW YORK)
COUNTY OF Putnam) ss:

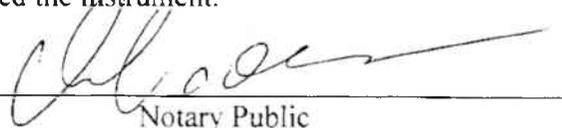
On the 25th day of October, in the year 2017, before **MIRANDA L. GRIMM-JUBY** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
STEPHEN G. TOMANN
Notary Public, State of New York
Qualified in Putnam County
Reg. No. 01TO4804470
My Commission Expires April 30, 2018

STATE OF NEW YORK)
COUNTY OF Westchester) ss:

On the 26th day of October, in the year 2017, before **HELEN GRIMM, a/k/a HELEN L. GRIMM** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

DANIEL A. DESIMONE
Notary Public - State of New York
No. 01DE6250537
Qualified in Bronx County
Commission Expires October 31, 2019


Notary Public

**Bargain & Sale Deed
With Covenant Against Grantor's Acts**

Title No.

MIRANDA L. GRIMM-JUBY, as Trustee of The
Herbert L. Grimm Irrevocable Trust dated 7/30/94,
and HELEN GRIMM, a/k/a HELEN L. GRIMM,
as to a life estate interest in the premises conveyed
herein,

TO

MIRANDA L. GRIMM-JUBY, as Trustee of The
Helen L. Grimm Irrevocable dated 7/30/94.

SECTION
BLOCK

LOT Part of: Tax Map No. 18.-2-9.1 and
Part of: Tax Map No. 18.-2-9.2

COUNTY OR TOWN: TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

RECORD & RETURN TO:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
COLD SPRING NY 10516

FOR COUNTY USE ONLY

C1. SWIS Code 372689
 C2. Date Deed Recorded 11/17/17
 C3. Book 206 C4. Page 478



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 095 E MTN RD S & E MTN RD S
 Location *STREET NUMBER *STREET NAME
PHILIPSTOWN 10516
 *CITY OR TOWN *VILLAGE *ZIP CODE

2. Buyer Name THE HELEN L GRIMM IRREV TRUST DATED 7/30/94
 *LAST NAME/COMPANY *FIRST NAME
 *LAST NAME/COMPANY *FIRST NAME

3. Tax Billing Indicate where future Tax Bills are to be sent if other than buyer address/at bottom of
 *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 Approvec for Subdivision with Map Provided

5. Deed Property Size *FRONT FEET X *DEPTH OR 24.60 *ACRES
 4B. Subdivision Approval was Required for Transfer
 4C. Parcel Approvec for Subdivision with Map Provided

6. Seller Name THE HERBERT L GRIMM IRREV TRUST DATED 7/30/94
 *LAST NAME/COMPANY *FIRST NAME
 *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 _____
 *12. Date of Sale/Transfer 10/25/2017
 *13. Full Sale Price (0)
 (Full Sale Price is the total amount paid for the property including personal property. This payment may be in the form of cash, other property or goods, or the assumption of mortgages or other obligations.) Please round to the nearest whole dollar amount.

14. Indicate the value of personal property included in the sale (0) SWAP CONVEYANCE BETWEEN TRUSTS

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

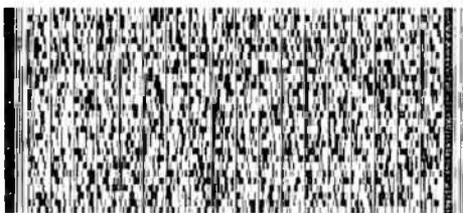
16. Year of Assessment Roll from which information taken(YY) 17 *17. Total Assessed Value 235,000
 *18. Property Class 210 *19. School District Name HALDANE
 *20. Tax Map Identifier(s)/Roll Identifier(s) (If more than four, attach sheet with additional identifier)
P/O: 18.-2-9.1 & 9.2

CERTIFICATION

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

SELLER SIGNATURE
M. J. Grimm as Trustee 10-25-17
 *SELLER SIGNATURE DATE

BUYER SIGNATURE
M. J. Grimm as Trustee 10-25-17
 *BUYER SIGNATURE DATE



BUYER CONTACT
 (Consider information for the buyer from the **INFORMATION** section, cooperation, 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.)

GRIMM-JUBY **MIRANDA TRUSTEE**
 *FIRST NAME *FIRST NAME
 *AREA CODE *TELEPHONE NUMBER (EX. 999999)
977 E MOUNTAIN ROAD SOUTH
 *STREET NUMBER *STREET NAME
COLD SPRING NY 10516
 *CITY OR TOWN *STATE *ZIP CODE

BUYER'S ATTORNEY
TOYANN **STEPHEN**
 *LAST NAME *FIRST NAME
(845) 265-9231
 *AREA CODE *TELEPHONE NUMBER (EX. 999999)

Town of Philipstown

238 Main Street

Cold Spring New York 10516

PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MAJOR PROJECT

Project Name: 1122 RT9D REALTY LLC

Date: 1/4/2019



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: _____ TM# 60-18-1-46

Project Name: 1122 RT 9D REALTY LLC

Street Address: 1122 ROUTE 9D, GARRISON

Fee Amount: \$ 750.00 Received: _____

Bond Amount: \$ 2500.00 Received: _____

Applicant:

Name ARAFAT IBRAHIM

Address 1122 RT 9D
GARRISON NY 10524

Telephone 845-424-6370
914-346-7674

Design Professional:

Name ANTHONY SOTTILE, P.E.

Address 215 HILLTOP ST
MAHOPAC, NY 10541

Telephone 845-628-6089

Tenant:

Name ARAFAT IBRAHIM

Address 1122 RT 9D
GARRISON NY 10524

Telephone 845-424-6370 / 914-346-7674

Surveyor:

Name BOB BAXTER

Address BAXTER LAND SURVEYING, PC
855 PEEKSKILL HOLLOW RD
PUTNAM VALLEY NY 10579

Telephone 845-621-8562 / 914-962-2689

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

Name 1122 RT 9D REALTY LLC

Address 1122 RT 9D
GARRISON NY 10524

Telephone 845-424-6370

Name _____

Address _____

Telephone _____

TM# 60.18-1-46

Project Name: 1122 RT 9D REALTY LLC

Project Description: CANOPY ABOVE GASOLINE DISPENSERS

ZONING INFORMATION

175-7 Zoning District: HM

175-10 Proposed Use: No CHANGE

Proposed Accessory Use(s): ~~STORAGE~~ used car sales
(no more than 5 cars)

175-7 Overlay Districts on the property:

Yes or No

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

TM# 60.18-1-46

Project Name: 1122 RT 9D REALTY LLC

175-11 Density and Dimensional Regulations

| Zoning District <u>HM</u> | Required | Existing | Proposed | Complies | Variance |
|--|----------|----------|----------|----------|----------|
| Minimum front yard setback | 30 | | | | |
| Measured from the travel way Town Road | 25 | 45 | 32 | ✓ | |
| Measured from the travel way County/State | 30 | 74 | 31.5 | ✓ | |
| Minimum side yard setback | 10 | 130.8 | | ✓ | |
| Minimum side yard setback (2) | 10 | | | | |
| Minimum side yard setback (3) | 10 | | | | |
| Minimum rear yard setback | 15 | 108.7 | NC | ✓ | |
| Maximum impervious surface coverage | 50% | 21% | NC | ✓ | |
| Maximum height | 40 | 14.5 | 17.6 | ✓ | |
| Maximum footprint non-residential structures | 10,000 | | NC | ✓ | |
| | | | | | |

SUBMISSION:

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

- * Denial letter.
- 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: \$ 750.00 Received: _____
- 9. Escrow: \$ 2500.00 Received: _____

Town of Philipstown Town Code Chapter 175

ARTICLE IX SPECIAL PERMITS AND SITE PLAN REVIEW

§175-60 PURPOSE AND APPLICABILITY

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

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

C. Minor and Major Projects

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

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

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

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

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



Town of Philipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516

Office (845) 265- 5202 Fax (845) 265-2687

Arafat Ibrahim
1122 Rt. 9-D LLC
1122 Rt. 9-D
Garrison, N.Y 10524

2-6-2018

Ref: Application for building permit
(Gas Pump Canopy)

Location: 1122 Rt. 9-D Garrison N.Y.
Tax Map # 60.18-1-46 HM Zone

Included:
Application for a building permit
Construction plans for proposed canopy
Site Plan
Signage Specs.
Pre- application meeting memo

The application proposes a 24 x 32 gas pump canopy over existing pump island.

As per the use table in chapter 175.65 -175.68 the site plan is subject to review
By the planning board.

Since the proposed project requires planning board approval, the current
application is DENIED and referred to the Town of Philipstown Planning board
for review.

You may submit an application to the planning board pursuant to the code within
60 days from the date of this letter. An application is enclosed.

Greg Wunner

Code Enforcement Officer

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 applicant or project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Applicant/Sponsor Information.

| | | |
|--|-----------|---|
| Name of Action or Project: 1122 Rt. 9D, LLC GAS STATION NEW CANOPY AND USED CAR SALES (5 CARS AT A TIME) | | |
| Project Location (describe, and attach a general location map): 1122 ROUTE 9D GARRISON NY 10524 | | |
| Brief Description of Proposed Action (include purpose or need): INSTALLATION OF A NEW CANOPY OVER EXISTING 2 GAS SERVICE PUMPS AND PROPOSED AREA FOR 5 USED CAR SALES | | |
| Name of Applicant/Sponsor: MR. ARAFAT IBRAHIM | | Telephone: 914-346-7674 E-Mail: garrisongulf@gmail.com |
| Address: 1122 ROUTE 9D | | |
| City/PO: GARRISON | State: NY | Zip Code: 10524 |
| Project Contact (if not same as sponsor; give name and title/role): SAME AS SPONSOR | | Telephone: E-Mail: |
| Address: | | |
| City/PO: | State: | Zip Code: |
| Property Owner (if not same as sponsor): | | 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 Counsel, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees | | |
| b. City, Town or Village <input type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission | | |
| c. City, Town or <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals | | |
| d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No | | |
| h. Federal agencies <input type="checkbox"/> Yes <input 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? Yes No

- 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? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes 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?) Yes 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? Yes 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?

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? COLD SPRING _____

b. What police or other public protection forces serve the project site?
 PUTNAM COUNTY SHERIFF _____

c. Which fire protection and emergency medical services serve the project site?
 GARRISON FIRE DEPARTMENT AND GARRISON VOLUNTEER _____

d. What parks serve the project site?

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)? COMMERCIAL _____

b. a. Total acreage of the site of the proposed action? _____ 0.919291 acres
 b. Total acreage to be physically disturbed? _____ 0.000044 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)? % 1.92 Units: ACRES

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 the proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 1 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 1

ii. Dimensions (in feet) of largest proposed structure: 17' height; 24' width; and 32' length

iii. Approximate extent of building space to be heated or cooled: _____ 0 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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i. What is the purpose of the excavation or dredging? FOUNDATION

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): 9.25 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.
USE OF A BACK HOE TO EXCAVATE FOR CONCRETE FOOTINGS TO BE POURED, BACK FILL AFTER POURING

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? 5 feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: CRIPPER AND EXCAVATION FOR FOOTINGS AT EXISTING PUMP HOUSE.

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 the proposed action cause or result in disturbance to bottom sediments? Yes No
If Yes, describe: _____

iv. Will the 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: EXPAN (WELL)
- 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: NO WATER NEEDED
- Source(s) of supply for the district: CONCRETE BRIDGE

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), what is the 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 a 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 the 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 truck trips/day and type (e.g., semi trailers and dump trucks): _____

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: 5 AM - 10 PM
- Saturday: 6 AM - 10 PM
- Sunday: 6 AM - 10 PM
- Holidays: 6 AM - 10 PM

ii. During Operations:

- Monday - Friday: 5 AM - 10 PM
- Saturday: 6 AM - 10 PM
- Sunday: 6 AM - 10 PM
- Holidays: 6 AM - 10 PM

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 the 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: 1.2.3.4.5.6.7.8.9.10.11.12.13.14.15.16.17.18.19.20.21.22.23.24.25.26.27.28.29.30.31.32.33.34.35.36.37.38.39.40.41.42.43.44.45.46.47.48.49.50.51.52.53.54.55.56.57.58.59.60.61.62.63.64.65.66.67.68.69.70.71.72.73.74.75.76.77.78.79.80.81.82.83.84.85.86.87.88.89.90.91.92.93.94.95.96.97.98.99.100.101.102.103.104.105.106.107.108.109.110.111.112.113.114.115.116.117.118.119.120.121.122.123.124.125.126.127.128.129.130.131.132.133.134.135.136.137.138.139.140.141.142.143.144.145.146.147.148.149.150.151.152.153.154.155.156.157.158.159.160.161.162.163.164.165.166.167.168.169.170.171.172.173.174.175.176.177.178.179.180.181.182.183.184.185.186.187.188.189.190.191.192.193.194.195.196.197.198.199.200.201.202.203.204.205.206.207.208.209.210.211.212.213.214.215.216.217.218.219.220.221.222.223.224.225.226.227.228.229.230.231.232.233.234.235.236.237.238.239.240.241.242.243.244.245.246.247.248.249.250.251.252.253.254.255.256.257.258.259.260.261.262.263.264.265.266.267.268.269.270.271.272.273.274.275.276.277.278.279.280.281.282.283.284.285.286.287.288.289.290.291.292.293.294.295.296.297.298.299.300.301.302.303.304.305.306.307.308.309.310.311.312.313.314.315.316.317.318.319.320.321.322.323.324.325.326.327.328.329.330.331.332.333.334.335.336.337.338.339.340.341.342.343.344.345.346.347.348.349.350.351.352.353.354.355.356.357.358.359.360.361.362.363.364.365.366.367.368.369.370.371.372.373.374.375.376.377.378.379.380.381.382.383.384.385.386.387.388.389.390.391.392.393.394.395.396.397.398.399.400.401.402.403.404.405.406.407.408.409.410.411.412.413.414.415.416.417.418.419.420.421.422.423.424.425.426.427.428.429.430.431.432.433.434.435.436.437.438.439.440.441.442.443.444.445.446.447.448.449.450.451.452.453.454.455.456.457.458.459.460.461.462.463.464.465.466.467.468.469.470.471.472.473.474.475.476.477.478.479.480.481.482.483.484.485.486.487.488.489.490.491.492.493.494.495.496.497.498.499.500.501.502.503.504.505.506.507.508.509.510.511.512.513.514.515.516.517.518.519.520.521.522.523.524.525.526.527.528.529.530.531.532.533.534.535.536.537.538.539.540.541.542.543.544.545.546.547.548.549.550.551.552.553.554.555.556.557.558.559.560.561.562.563.564.565.566.567.568.569.570.571.572.573.574.575.576.577.578.579.580.581.582.583.584.585.586.587.588.589.590.591.592.593.594.595.596.597.598.599.600.601.602.603.604.605.606.607.608.609.610.611.612.613.614.615.616.617.618.619.620.621.622.623.624.625.626.627.628.629.630.631.632.633.634.635.636.637.638.639.640.641.642.643.644.645.646.647.648.649.650.651.652.653.654.655.656.657.658.659.660.661.662.663.664.665.666.667.668.669.670.671.672.673.674.675.676.677.678.679.680.681.682.683.684.685.686.687.688.689.690.691.692.693.694.695.696.697.698.699.700.701.702.703.704.705.706.707.708.709.710.711.712.713.714.715.716.717.718.719.720.721.722.723.724.725.726.727.728.729.730.731.732.733.734.735.736.737.738.739.740.741.742.743.744.745.746.747.748.749.750.751.752.753.754.755.756.757.758.759.760.761.762.763.764.765.766.767.768.769.770.771.772.773.774.775.776.777.778.779.780.781.782.783.784.785.786.787.788.789.790.791.792.793.794.795.796.797.798.799.800.801.802.803.804.805.806.807.808.809.810.811.812.813.814.815.816.817.818.819.820.821.822.823.824.825.826.827.828.829.830.831.832.833.834.835.836.837.838.839.840.841.842.843.844.845.846.847.848.849.850.851.852.853.854.855.856.857.858.859.860.861.862.863.864.865.866.867.868.869.870.871.872.873.874.875.876.877.878.879.880.881.882.883.884.885.886.887.888.889.890.891.892.893.894.895.896.897.898.899.900.901.902.903.904.905.906.907.908.909.910.911.912.913.914.915.916.917.918.919.920.921.922.923.924.925.926.927.928.929.930.931.932.933.934.935.936.937.938.939.940.941.942.943.944.945.946.947.948.949.950.951.952.953.954.955.956.957.958.959.960.961.962.963.964.965.966.967.968.969.970.971.972.973.974.975.976.977.978.979.980.981.982.983.984.985.986.987.988.989.990.991.992.993.994.995.996.997.998.999.1000.

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 the 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 the 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 Covertype | Current Acreage | Acreage After Project Completion | Change (Acres +/-) |
|--|-----------------|----------------------------------|--------------------|
| • Roads, buildings, and other paved or impervious surfaces | 0.0000 | SAME | |
| • 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
 If Yes:
 i. Species and listing (endangered or threatened): _____

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
 If Yes:
 i. Species and listing: _____

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 the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? Yes No

If Yes:

i. Nature of historic/archaeological resource: Archaeological Site 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? Yes No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? Yes No

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? Yes 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? Yes No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6 NYCRR Part 666? Yes No

F. Additional Information

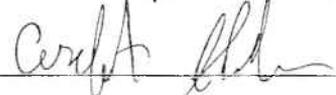
Attach any additional information which may be needed to clarify your project.

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 Arqafat Ibrahim Date 1/22/19

Signature  Title member of LLC



Town of Phillipstown

Code Enforcement Office
238 Main Street, PO Box 155
Cold Spring, NY 10516
Office (845) 265-5202 Fax (845) 265-2687

APPLICATION FOR BUILDING AND ZONING PERMIT

Tax Map # 60.18-1-46 Date Received: _____

Construction Located at: 1122 RT 9D Garrison or Cold Spring

Owner: 1122 RT9D REALTY LLC Phone Number: 845-424-6370

Mailing Address 1122 RT9D, GARRISON, NY 10524

Authorized Agent: ARAFAT IBRAHIM Phone Number: 845-424-6370

Mailing Address 1122 RT 9D GARRISON NY 10524

Description of Work: GAS STATION CANOPY ABOVE PUMP DISPENSES

Occupancy Classification: _____ Construction Classification: _____ Number of Stories: _____ Building Area: _____ sqft

New Const: _____ Addition: _____ Repair/Replacement: _____ Alteration: Change in Use: _____ Demolition: _____

Heating Appliance: _____ Electrical, Mechanical, Plumbing: _____ Wood Stove: _____ Oil or LP Tank: _____

Zoning District: HM Located within Special Flood Hazard Zone: _____ Located within 100feet Wetland/Watercourse: _____

Area of Land Disturbance: 100(+/-) sq.ft. Estimated Value of Construction \$ 46,000

Putnam County Licensed # for Home Improvement, Plumbing, HVAC, LP Gas and Electrical Contractor only (PCL#)

Design Professional: ANTHONY SOTTILE, P.E. Phone 845-628-6089

General Contractor: MRO PUMP & TANK INC Phone 845-624-8197 PCL# _____

Subcontractor: _____ Phone _____ PCL# _____

Subcontractor: _____ Phone _____ PCL# _____

I hereby make application for a permit and all information entered above is true and accurate. All work shall be performed in accordance with the construction documents which were submitted with and accepted as part of this application for a permit. I understand that as the permit holder, I shall immediately notify the Code Enforcement Official of any change occurring during the course of the work and further understand that if the Code Enforcement Official determines that such change warrants a new or amended permit, such change shall not be made until and unless a new or amended permit reflecting such change is issued.

Cerach
Owner/Authorized Agent Signature _____ Date _____

Make Checks Payable To: **Town of Phillipstown (Office Use)**
Chargeable footage: _____ sqft. FEES _____ Received Date _____ 2011

When the application for permit has been examined and the proposed work is deemed in compliance with the applicable requirements of the Uniform Code, Energy Code and the Code of Town Phillipstown, the Code Enforcement Official shall endorse this application by signature and date which hereby authorizes the issuance of said permit when payment of FEES are received and duly recorded.

Code Enforcement Officer Signature _____ Date _____ BUILDING PERMIT NUMBER: _____

FILING RECEIPT

=====

ENTITY NAME: 1122 RT 9D REALTY LLC

DOCUMENT TYPE: ARTICLES OF ORGANIZATION (DOM LLC)

COUNTY: PUTN

=====

FILED:11/07/2014 DURATION:***** CASH#:141107000106 FILM #:141107000098
DOS ID:4662825

FILER:

EXIST DATE

MUNIR IBRAHIM, ARAFAT IBRAHIM
& MUHAMAD IBRAHIM
1122 ROUTE 9D
GARRISON, NY 10524

11/07/2014

ADDRESS FOR PROCESS:

MUNIR IBRAHIM, ARAFAT IBRAHIM & MUHAMAD IBRAHIM
1122 ROUTE 9D
GARRISON, NY 10524

REGISTERED AGENT:

The limited liability company is required to file a Biennial Statement with the Department of State every two years pursuant to Limited Liability Company Law Section 301. Notification that the biennial statement is due will only be made via email. Please go to www.email.ebiennial.dos.ny.gov to provide an email address to receive an email notification when the Biennial Statement is due.

=====

SERVICE COMPANY: GERALD WEINBERG, P.C. - 13

SERVICE CODE: 13 *

FEEs 225.00

FILING 200.00
TAX 0.00
CERT 0.00
COPIES 0.00
HANDLING 25.00

PAYMENTS 225.00

CASH 0.00
CHECK 0.00
CHARGE 0.00
DRAWDOWN 225.00
OPAL 0.00
REFUND 0.00

THE LAW FIRM OF DANIEL M. MILLER, PLLC

704 Route 6 - Suite 21
Mahopac, New York 10541

Phone: (845) 628-2929
Fax: (845) 314-9698
Email: danmilleresq@verizon.net

December 22, 2014
Sent via USPS First Class Mail

1122 Route 9D Realty, LLC
1122 Route 9D
Garrison, NY 10524
Attn: Arafat Ibrahim

Re: 1122 Route 9D, Garrison, NY 10524 -Deed

Dear Arafat,

Enclosed herewith please find the original, recorded deed referable to the property located at 1122 Route 9D, Garrison, NY, for safekeeping.

If you have any questions or require any additional information, please do not hesitate to contact me.

Best Regards,

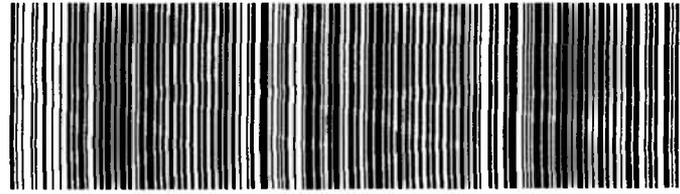


Daniel M. Miller

DMM/kd
Enclosure



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



ACS-00000000348836-00000000713162-004

Endorsement Page

Document # 1502573 Drawer # 40 Recorded Date: 11/28/2014
 Document Type: DEED COM OR VACANT Book 1966 Page 97 Recorded Time: 2:40:12 PM
 Document Page Count: 4 Receipt # 19096

PRESENTER:

FUTURE TITLE COMPANY, INC.
 37 WEST MAIN STREET
 MOUNT KISCO, NY 10549

RETURN TO:

DANIEL M. MILLER
 704 ROUTE 6
 SUITE 21
 MAHOPAC, NY 10541

PARTIES

GRANTOR

DRAKE PETROLEUM COMPANY INC

GRANTEE

1122 RT 9D REALTY LLC

FEE DETAILS

Consideration: \$650,000.00
 1502573
 DEED COM OR VACANT 4 40.00
 TP-584 1 5.00
 CULTURAL EDUCATION 15.00
 RP-5217 COMMERCIAL 250.00
 RECORD MANAGEMENT 5.00
 TRANSFER TAX 2,600.00
 PROCESSING FEE 1 1.00
 AMOUNT FOR THIS DOCUMENT: 2,916.00
 RETT # 000000783

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO S315
 REAL PROPERTY LAW

EXEMPTIONS

RESERVED FOR CLERKS NOTES

DENNIS J. SANT
 PUTNAM COUNTY CLERK

BARGAIN AND SALE DEED

having an address at
221 Guinebaug Rd
rt. Grostenorville, CT 06255

THIS INDENTURE, made the 18th day of November, 2014, between Drake Petroleum Company, Inc., successor by merger with Mid-Valley Oil Company, Inc., party of the first part, and 1122 RT 9D Realty, LLC, party of the second part, having address at 73 Aigouquin Rd Yonkers NY 10710

WITNESSETH, that the party of the first part, in consideration of Six Hundred and Fifty Thousand (\$650,000.00) dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that plot or parcel of land, with the buildings thereon, situate (Section 60.18 – Block 1 – Lot 46), lying and being in the Town of Philipstown, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at a point, which said point is located at the northwesterly corner of the intersection of the Beacon-Bear Mountain State Highway (Route 9D) and Nelson Lane;

Running thence along the easterly side of Nelson Lane, South 57° 30' East 200.40 feet to an iron pipe;

Thence North along other lands of Bosco, North 36° 01' East 200 feet to an iron pipe, and North 57° 30' West 200.40 feet to an iron pipe located on the easterly side of the aforementioned Beacon Bear Mountain State Highway;

Thence along said highway, South 36° 01' West 200 feet to the point and place of BEGINNING.

Said premises are also described according to a survey prepared by Broadway Design Group, LLS, dated May 28, 1997 and revised on May 28, 1997 as follows:

ALL that tract or parcel of land situate in the Town of Philipstown, County of Putnam and State of New York, bounded and described as follows:

BEGINNING at iron found N. 70° 28' 52 E a distance of 4.20 feet from the intersection of the northerly line of Nelson Lane and the easterly line of N.Y.S. Route 9D the following courses and distances:

THENCE N 36° 01' 00 E a distance of 200.00 feet to an iron;

THENCE S 57° 30' 00" E a distance of 200.40 feet to an iron;

THENCE S 36° 01' 00" W a distance of 200.00 feet to an iron;

THENCE N 57° 30' 00" W a distance of 200.40 feet to the point or place of beginning.

Being the same premises as conveyed and described in a deed from Spain Oil Corporation, Inc., dated June 3, 1997 to Mid-Valley Oil Company, Inc., and recorded in the Putnam County Clerk's Office June 10, 1997, in Book 1387 of Deeds at page 298.

The party of the first part covenants that it has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid regarding property described herein.

The Grantor herein does hereby certify that the sale of the premises herein conveyed is made in the regular course of business and does not constitute a transfer of all or substantially all of the assets of the Grantor herein. This certification is made pursuant to Business Corporation Law, Section 909.

UNDER AND SUBJECT to all restrictions and easements of record, local zoning laws and any condition which an accurate and complete survey would disclose.

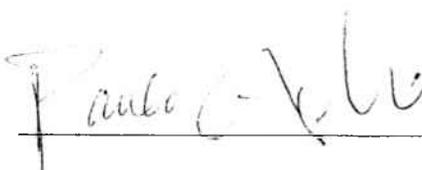
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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, 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 THE PRESENCE OF:



**DRAKE PETROLEUM COMPANY,
INC.**

By: 

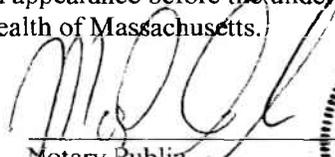
Jeffrey A. Walker, Its Secretary

COMMONWEALTH OF MASSACHUSETTS}

}SS.:

COUNTY OF MIDDLESEX }

On the 10th day of November in the year 2014 before me, the undersigned, personally appeared Jeffrey A. Walker, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument, and that such individual made such appearance before the undersigned, in the County of Middlesex, Town of Wakefield, Commonwealth of Massachusetts.



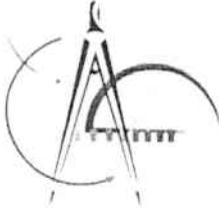
Notary Public
My Commission Expires:



Sec 60.18 B1-1 Lot 46

Record & Return -

Daniel M. Miller Esq
704 Route 6 Suite 21
Mahopac NY 10541



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: February 21, 2017
FROM: Ronald J. Gainer, PE SUBJ: 1122 Route 9D - Gulf Gas Station

As provided in Section 175-66B of the Town Code a pre-application meeting was held on February 17, 2017 concerning site improvements planned at the existing Gulf gasoline station property located at 1122 Route 9D (at Nelson Lane).

In attendance were the following:

| | | |
|-----------------|---|--------------------------|
| Arafat Ibrahim | - | Applicant/Property Owner |
| Nick Guercio | - | Applicant's Contractor |
| Anthony Merante | - | Planning Board Chairman |
| Dave Hardy | - | Planning Board Member |
| Peter Lewis | - | Planning Board Member |
| Neal Tomann | - | Planning Board Member |
| Greg Wunner | - | Code Enforcement Officer |
| Ron Gainer | - | Town Engineer |

The following matters were discussed:

Purpose of Application:

The property is located along the east side of Route 9D, at Nelson Lane (a private road), and comprises a gas station and repair garage. The Applicant is proposing to construct a 24' x 32' canopy over the existing gas pumps, and also would like to obtain permission to sell cars from the premises. Per the County Tax records, the property comprises 1.0 acres; tax map no. 60.18-1-46. The canopy would be approximately 13-15' from the front curb at the street, and will be constructed over existing impervious (paved) surfaces. The Town CEO has issued a violation concerning un-registered vehicles on the property.

The site previously obtained "Site Plan" approval in 2011 to replace the gas pumps and gas tanks. A canopy was also approved; however, this was never constructed. The property owner seeks to sell a small number of vehicles from the property, as sometimes vehicles which have been repaired are never picked up by the owner. He then has to go through a process to legally obtain title to such vehicles, and then wants to sell them to recoup his costs. Currently, the cars either under repair or completed and awaiting pick-up, are parked in an existing paved area in front of the premises to the north of the gas pumps. The cars to be offered for sale would be placed in this area, with the "repair" vehicles simply moved to the rear of the building, within a fenced area.

The existing "use" of the property, being a service station, is permitted by Code. It was noted that the Zoning Ordinance contains no reference to "Car Dealership" or similar use. It was felt that the "car sales" envisioned by the Owner could fall under the "retail business" category, provided that the number of vehicles offered for sale was limited, AND that the Town Attorney concurred (this will have to be confirmed subsequent to this meeting).

RE: Gulf Station Site Plan; 1122 Route 9D

Zoning District Information:

The property is located in the Hamlet-Mixed Use ("HMU") Zoning District.

Site Plan Review Required:

Amended Site Plan approval from the Planning Board will be required as the project entails a proposed "change of use" of the property to permit car sales. However, as noted above, the opinion of the Board's Attorney must be obtained to confirm that this use is permitted. If not, action by the Town ZBA or other Board will first be required.

"Major/Minor" Classification:

None of the thresholds contained in Section 175-60C(1) of the Town Code appears to be exceeded, since the canopy will be constructed over existing pavement and no other improvements are planned. Therefore, this application should be processed by the Planning Board as a "Minor" project.

Although a Public Hearing is discretionary for "minor" project, given the commercial use of the property, it was felt that a public hearing should be held so any members of the public who wish to comment on the application are given an opportunity to speak.

Waivers:

A formal survey was obtained by the property owner, showing all existing improvements on the site. No waivers were identified by the applicant during the pre-application meeting.

Overlay Districts:

No overlay districts are applicable to this property.

Site Development issues:

The Site Plan drawings should specify if any changes will occur to the amount of impervious coverage, as well as overall site disturbance planned, to confirm what SWPPP requirements will apply. There is a town-regulated stream along the northerly boundary of the property.

Site Plan Fees: Based upon review of the Town's fee schedule, the following fees should be posted by the applicant:

| | | |
|--------------------|---|--|
| "Site Plan, minor" | - | \$250 |
| Public Hearing fee | - | \$250 |
| "Final" Approval | - | \$250 |
| Escrow | - | \$2,500 (un-used monies returned to applicant) |

Therefore, fees of **\$750, and a \$2,500 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.

Expected Referrals:

- Town Conservation Board (town-regulated watercourse on property)
- Putnam County Department of Planning (per GML 239m)

