Town of Philipstown Planning Board

Meeting Agenda
Butterfield Library, Cold Spring, New York 10516
May 21, 2015
7:30 PM

Public Hearing

OWPP LLC (Grasso)

Pledge of Allegiance
Roll Call
Approval of Minutes: April 16, 2015

OWPP LLC (Grasso) – Application for two lot subdivision and special use permit under Section 175-36B(7) – 410 Old West Point Road, Garrison, NY: Submission of revised materials/discussion

John and Kimberly Sabatini – Site plan and special use permit – 101 Dicks Castle Road, Garrison, NY: New submission

Adjourn

Anthony Merante, Chairman

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

Philipstown Planning Board
Public Hearing – May 21, 2015

The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, May 21, 2015 at 7:30 p.m. at the Butterfield Library on 10 Morris Avenue in Cold Spring, New York to consider the following application:

> **OWPP LLC (Grasso)** - Application dated April 1, 2015 for a two-lot subdivision/lot line adjustment and special use permit that will allow the adjustment of the line between two existing adjacent lots along the north side of Old West Point Road. Existing Lot A contains 10.1 acres and is vacant, while existing Lot B contains 4.2 acres and is currently developed with a residential dwelling and detached garage. The proposal is to transfer approximately 4.8 acres of land currently part of Lot A such that it will enlarge and become a part of Lot B and to provide for the construction of one new residential structure on the remaining portion of Lot A. The properties are situated in an "RR" zoning district. Both lots contain steep slopes. Lot A is encumbered by a conservation easement. If approved and if the lot line adjustment is completed, the conservation easement remaining in effect will burden all of Lot A and the portion of Lot B that was formerly part of Lot A. The property is located at 410 Old West Point Road, Garrison, in the Town of Philipstown (tax map #71.-2-37 & 39.2)

At said hearing(s) all persons will have the right to be heard. Copies of the application, plat map, site plan and related material may be seen in the Office of the Planning Board at the Town Hall.

Dated at Philipstown, New York this 29th day of April 2015.

Anthony Merante, Chairman

BADEY & WATSON
Surveying & Engineering, P.C.

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

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

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

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

May 7, 2015

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

RE: Grasso/OWPP - Submission of Revised Plans

Dear Mr. Merante and Honorable Board Members:

We submit herewith 12 copies of the following documents:

- Preliminary Subdivision Plat prepared for Andre Grasso & OWPP, LLC, last dated May 7, 2015; and
- Site Plan prepared for Andre Grasso & OWPP, LLC, last dated May 7, 2015, 3 sheets.

The plans have been revised in response to comments from Mr. Gainer contained in his memoranda to the Board dated April 14, and April 30, 2015.

We look forward to presenting the revised plan during the Public Hearing on the application scheduled for May 21st.

As always, thank you for your continued attention to this project.

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

by
Glennon J. Watson, L.S.

GJW/bms
cc: File U:\73-105B\WO_22330\AM07MY15BP_SubmitsRevisedPlans.docx
Andre Grasso

HIGHLANDS ARCHITECTURE pllc

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

March 4, 2015

Philipstown Town Board
Philipstown Building Department
Philipstown Planning Board
Philipstown Zoning Board of Appeals
Town of Philipstown Conservation Advisory Committee
Putnam County Department of Health

To whom it may concern:

I hereby declare that Justin R. Kacur and Stephen A. Whalen, Architects with Highlands Architecture pllc, are authorized to act as my agent in all applications and presentations before the above mentioned government agencies within the Town of Philipstown and Putnam County.

Sincerely,

Mr. John Sabatini
Owner
101 Dick's Castle Road
Garrison, NY 10524

Town of Philipstown

238 Main Street
Cold Spring New York 10516

PLANNING BOARD

SITE PLAN APPLICATION PACKAGE

MINOR PROJECT

Project Name: SABATINI RESIDENCE

Date: MAY 5, 2015

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

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

Application for Planning Board
Special Use & Site Plan Approval

Date: _____ **TM#** _____

Project Name: SABATINI RESIDENCE

Street Address: 101 DICK'S CASTLE RD.

Fee Amount: _____ **Received:** _____

Bond Amount: _____ **Received:** _____

Applicant:
Name JUSTIN R. KACHR, ARCHITECT
Address 3212 ROUTE 9
COLD SPRING, NY 10516
Telephone 845·809·5976

Tenant:
Name _____
Address _____
_____
Telephone _____

Design Professional:
HIGHLANDS ARCHITECTURE pllc
Address 3212 ROUTE 9
COLD SPRING, NY 10516
Telephone 845·809·5976

Property Owner
Name JOHN & KIMBERLY SABATINI
Address 101 DICK'S CASTLE RD.
GARRISON, N.Y. 10524
Telephone 914·475·8725

TM# _____

Project Name: SABATINI RESIDENCE

Project Description: RESIDENTIAL ADDITION, SWIMMING POOL, TERRACING, LANDSCAPING, NEW DRIVEWAY & PARKING.

ZONING INFORMATION

175-7 Zoning District: RR

175-10 Proposed Use: SINGLE FAMILY RESIDENCE

Proposed Accessory Use(s): SWIMMING POOL.

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 ----------	YES
175-36 Ridge Line Protection ----------	NO
175-37Protection Agricultural----------	NO

TM# _____

Project Name: SABATINI RESIDENCE

175-11 Density and Dimensional Regulations

Zoning District _____	Required	Existing	Proposed	Complies	Variance
Minimum front yard setback					
Measured from the travel way Town Road	60'	138'-8"	138'-8"	YES	NO
Measured from the travel way County-State	60'	NA	→		
Minimum side yard setback	30'	289'-4"	243'-10"	YES	NO
Minimum side yard setback (2)	30'	207'-6"	207'-6"	YES	NO
Minimum side yard setback (3)	30'	290'-3"	243'-9"	YES	NO
Minimum rear yard setback	50'	152'	152'	YES	NO
Maximum impervious surface coverage	10%	2.08%	5%	YES	NO
Maximum height	40'	38'-10"	38'-10"	YES	NO
Maximum footprint non-residential structures	NA				

SUBMISSION:

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

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

Town of Philipstown

238 Main Street
Cold Spring New York 10516

PLANNING BOARD

SPECIAL USE PERMIT

APPLICATION PACKAGE

Project Name: SABATINI RESIDENCE

Date: MAY 5, 2015

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

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

Application for Planning Board
Special Use & Site Plan Approval

Date: _____ **TM#** _____

Project Name: SABATINI RESIDENCE

Street Address: 101 DICK'S CASTLE RD. GARRISON, NY 10524

Fee Amount: _____ **Received:** _____

Bond Amount: _____ **Received:** _____

Applicant:
Name HIGHLANDS ARCHITECTURE pllc
Address 3212 ROUTE 9
COLD SPRING, NY 10516
Telephone 845·809·5976

Tenant:
Name _____
Address _____
Telephone _____

Design Professional:
Name JUSTIN R. KACHR, ARCHITECT
Address 3212 ROUTE 9
COLD SPRING, NY 10516
Telephone 845·809·5976

Surveyor:
Name BADEY & WATSON, P.C.
Address 3063 ROUTE 9
COLD SPRING, NY 10516
Telephone 845·265·9217

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

Name MR. JOHN SABATINI
Address 101 DICK'S CASTLE RD.
GARRISON, NY 10524
Telephone ~~845~~ 914·475·8724

Name MRS. KIMBERLY SABATINI
Address 101 DICK'S CASTLE RD.
GARRISON, NY 10524
Telephone 914·475·8725 CELL
845·896·2090 HOME

TM# _____

Project Name: SABATINI RESIDENCE

Project Description: RESIDENTIAL ADDITION, SWIMMING POOL, TERRACING, LANDSCAPING AND NEW DRIVEWAY & PARKING.

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175-7 Zoning District: RR

175-10 Proposed Use: SINGLE FAMILY RESIDENTIAL DWELLING

Proposed Accessory Use(s): SWIMMING POOL

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

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

HIGHLANDS ARCHITECTURE

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

Sabatini Residence:
101 Dick's Castle Road - Garrison, NY 10524

Project Narrative:

The project is a proposed addition and alteration to an existing single family dwelling located within the **RR** (Rural Residential) Zoning District of the Town of Philipstown. The project also includes an in-ground swimming pool, terraces, landscaping, driveway and walkways placed along a steep slope to the north of the existing residence. We intend on providing stormwater management as well as erosion and sediment control details within our architectural filing drawings as directed by the planning board. The plans are also being sent to the Putnam County Department of Health for Bedroom Count Review prior to filing for a building permit.

We have been advised to apply for a Minor Site Plan Approval for exceeding 1000 square feet for a residential addition and a Minor Special Use Permit for an Accessory Structure (Swimming Pool) on a steep slope.

The existing building footprint is 3126 square feet.

The proposed footprint of the addition is 1487 square feet.

The total footprint would be 4,613 square feet.

The approximate area of sitework which includes a new swimming pool, terraces, walkways and driveway is 23,543 square feet. (This is the equivalent of 0.54 acre.)

The slope of the site in the area of the new addition and the proposed sitework varies from 18.75% - 35.7%.

It is our intention to establishing a working dialogue and relationship with the Planning Board in order to provide the very best design and engineering solutions which respect the town's master-planning objectives. It is also our mission to acknowledge and respect environmental concerns as well as neighboring properties and property owners.

Justin R. Kacur, Architect

Town of Philipstown

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

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

April 6, 2015

Justin R. Kacur
3212 Route 9
Cold Spring, NY 10516

Re: Request for "Letter of No Violation"
Property: 101 Dick's Castle Road
ID# 60.-1-11

To whom it may concern,

A request for a "Letter of No Violation" has been received as part of the Town of Philipstown Site Plan Approval process, Chapter 175-65 B.7;

> A letter from the Zoning Administrative Officer stating that there are no outstanding zoning violations on the property.

Please be advised that having checked the records of this office we find the above mentioned property has no outstanding violations of record.

Sincerely,

Kevin Donohue

Kevin Donohue
Zoning Administrator

REGISTERED PROPERTY SERVICES
2522 W 41st Street # 400
Sioux Falls, SD 57105
PHONE: 888-321-6506

THIS SERVICE TO OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE IS NOT ASSOCIATED WITH ANY GOVERNMENTAL AGENCY. YOU CAN OBTAIN A COPY OF YOUR GRANT DEED OR OTHER RECORD OF TITLE FROM THE COUNTY RECORDER IN THE COUNTY WHERE YOUR PROPERTY IS LOCATED IN.

DEED PROCESSING NOTICE

PARCEL NO:	
372689-060-000-0001-011-000-00	
COUNTY:	
PUTNAM	
Response Date	**Document Fee**
03/14/2014	**$83.00**

John Sabatini
101 Dicks Castle Rd
Garrison, NY 10524-4120

MIXED AADC 926

Detach and mail

March 2014

03/14/2014
Requested Response Date
Document Number
59-84H5-746e-W596-789-A-9

Please Respond By: 03/14/2014

Why you need a copy of your current Grant Deed and property profile?

Registered Property Services recommends that all NY homeowners obtain a copy of their current Grant Deed. This document provides evidence that the property at 101 Dicks Castle Rd, was in fact transferred to the individual(s) John Sabatini.

A Property Profile provides a wealth of information useful to understanding a subject property's makeup. This report includes the property address, owner's name, comparable values, and legal description or parcel identification number. This report will return all pertinent property and owner information for the designated property.

Records obtained through public information show a deed was recorded in your name John Sabatini on 01/29/2014, which indicates your ownership and or interest in the specified property below.

PUTNAM COUNTY PUBLIC INFORMATION

Purchase or Transfer Date: 01/29/2014
Sale Amount: $1,126,700.00
Land Value ID: 156-85
Improvements: 24

Year Built: 1991
Lot Code: C010
Pool: N/A
Square Feet: 3037

Doc Number: 55-9D
Property Zone: 20100922
Use Code: 262
Parcel No: 372689-060-000-0001-011-000-00

Legal Property Address: 101 Dicks Castle Rd Garrison, NY 10524-4120

To obtain a copy of your Deed and complete Property Profile, please detach and return in the enclosed envelope with your processing fee of $83.00. You will receive your documents and report within 21 business days.

Upon receipt of your processing fee, your request will be submitted for document preparation and review. If for any reason your request for deed and property profile cannot be obtained, your processing fee will be immediately refunded.

Registered Property Services is not affiliated with the county in which your deed is filed in, nor affiliated with any government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

This product or service has not been approved, or endorsed by any government agency, and this offer is not being made by an agency of the government. This is not a bill. This is a solicitation; you are under no obligation to pay the amount stated, unless you accept this offer.

DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE
DO NOT INCLUDE NOTES WITH YOUR PAYMENT
DO NOT STAPLE, TAPE OR CLIP PAYMENT STUB OR CHECK.

2014

PARCEL NO:	
372689-060-000-0001-011-000-00	
COUNTY:	
PUTNAM	
Response Date	**Document Fee**
03/14/2014	**$83.00**

John Sabatini
101 Dicks Castle Rd
Garrison, NY 10524-4120

MAKE CHECKS PAYABLE TO:
REGISTERED PROPERTY SERVICES
Please write the PARCEL NO. on the lower left corner of your check

REGISTERED PROPERTY SERVICES
2522 W 41st Street # 400
Sioux Falls, SD 57105

Your Phone Number: _____

Real Estate Property Records (also called *property ownership records*) Is public information in the United States of America, which means anyone can access it. Real property records are generally filed with and kept on a county level; they originate from two major governmental sources: County Recorder's or Courthouse, Acquiring property information or running a title search used to intend going to the local recorder's office, waiting for hours and often filling out forms and paying a fee for each copy of a property record. Registered Property Services's high-speed online communications and secure e-commerce have made it possible to employ electronic property searches and deliver millions of real property records in a timely fashion. In addition to deeds; Registered Property Services also prepares property reports for homeowners; including comparable sales data, transaction history, nearby neighbors, schools, and crime rates, Registered Property Services also offers street maps and satellite images, county officials and demographic information. Our traditional searches are limited to County and State.

What is Real Property? The rights that one individual has in land or goods to the exclusion of all others; rights gained from the ownership of wealth. Property includes all those things and rights which are the object of ownership. Real property consists of land or anything attached to or a part of the land such as a house. Real property is commonly known as Real Estate, Property that becomes an integral part of a building such as heating and air conditioning units is also considered to real property. All other property such as stocks, bonds, jewelry is called personal property - our agency deals wholly with general real estate, and particularly with real estate property records.

What are Real Property Records? Real Property Records contain all of the recorded data associated with a particular Real Estate. Real Property definition includes many different types of properties such as **residential, condominium, commercial, industrial, vacant land, mobile home,** and **time-shares**.

What is Property Title? Evidence that the ownership of Real Estate is in lawful possession and evidence of ownership; it is the owner's right to possess and use the property.

What is a Property Deed? A written document properly signed and delivered, that conveys title to the real property. There are several types of deeds: General Warranty Deed, Quitclaim Deed, Special Warranty Deed, Grant Deed, Trustee's Deed and others.

Forms of Property Ownership: Real property can be held in several different methods, which affect income tax, estate tax, continuity, liability, survivorship, transferability, disposition at death and at bankruptcy. Most recognizable property ownership types are:

Tenancy in severalty: Ownership of property by one person or one legal entity.

Join tenancy with right of survivorship: Two or more persons own a property. A joint tenant with the common law right of survivorship means the survivor inherits the property without reference to the decedent's will. Creditors may sue to have the property divided to settle claims against one of the owners.

Tenancy by the entireties: A husband and wife own the property with the common law right of survivorship so, if one dies, the other automatically inherits.

Tenancy in common: Two or more persons own the property with no right of survivorship; each has an undivided interest. If one dies, his interest passes to his heirs, not necessarily the co-owner. Either party, or a creditor of one, may sue to partition the property.

Other Real Estate forms of ownership are business kinds such as: Corporation, Limited Partnership, Partnership, Real Estate Investment Trust, and Subchapter S Corporation. Practically all types of real estate can be held under virtually all forms of ownership.

Record are available at your local county recorder for a nominal fee; however you will need to go to the county recorder's office in person. You will not be able to receive a profile report as this is proprietary and only deliverable upon purchase of our services.

DISCLAIMER: *The company Registered Property Services is not affiliated with the State of NY or the County Recorder. Registered Property Services is an analysis and retrieval firm that uses multiple resources that provide supporting values, deeds and evidence that is used to execute a property reports and deliver requested deed.

Registered Property Services is not affiliated with the county in which your deed is filed in, nor affiliated with 'any' other government agencies. This offer serves as a solicitation for services and not to be interpreted as a bill due.

"Certified copies of property deeds are available at the county clerk's office. The county clerk's office may charge a small fee for certified copies of such deeds, usually between two and four dollars a page. Since most property deeds are between two and five pages in length, a certified copy can usually be obtained for between four and twenty dollars."

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617.20
Appendix B
Short Environmental Assessment Form

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

Justin R. Kacur, Architect - Highlands Architecture pllc

Name of Action or Project:

Sabatini Residence: Alteration and Addition to an existing Single Family Dwelling

Project Location (describe, and attach a location map):

101 Dick's Castle Road Garrison, NY 10524

Brief Description of Proposed Action:

Construction of a 1488 square foot residential addition along with a new in-ground free-form pool, landscaping, planting, terracing and driveway.

Name of Applicant or Sponsor:	Telephone: 845-809-5976
Justin R. Kacur, Architect - Highlands Architecture pllc	E-Mail: jkacur@highlandsarchitecture.com

Address:

3212 Route 9

City/PO:	State:	Zip Code:
Cold Spring	NY	10516

	NO	YES
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.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Planning Board. Site Plan Approval	☐	☑

3.a. Total acreage of the site of the proposed action? 7.099 acres
b. Total acreage to be physically disturbed? 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.099 acres

4. Check all land uses that occur on, adjoining and near the proposed action.

☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☑	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☑	☐

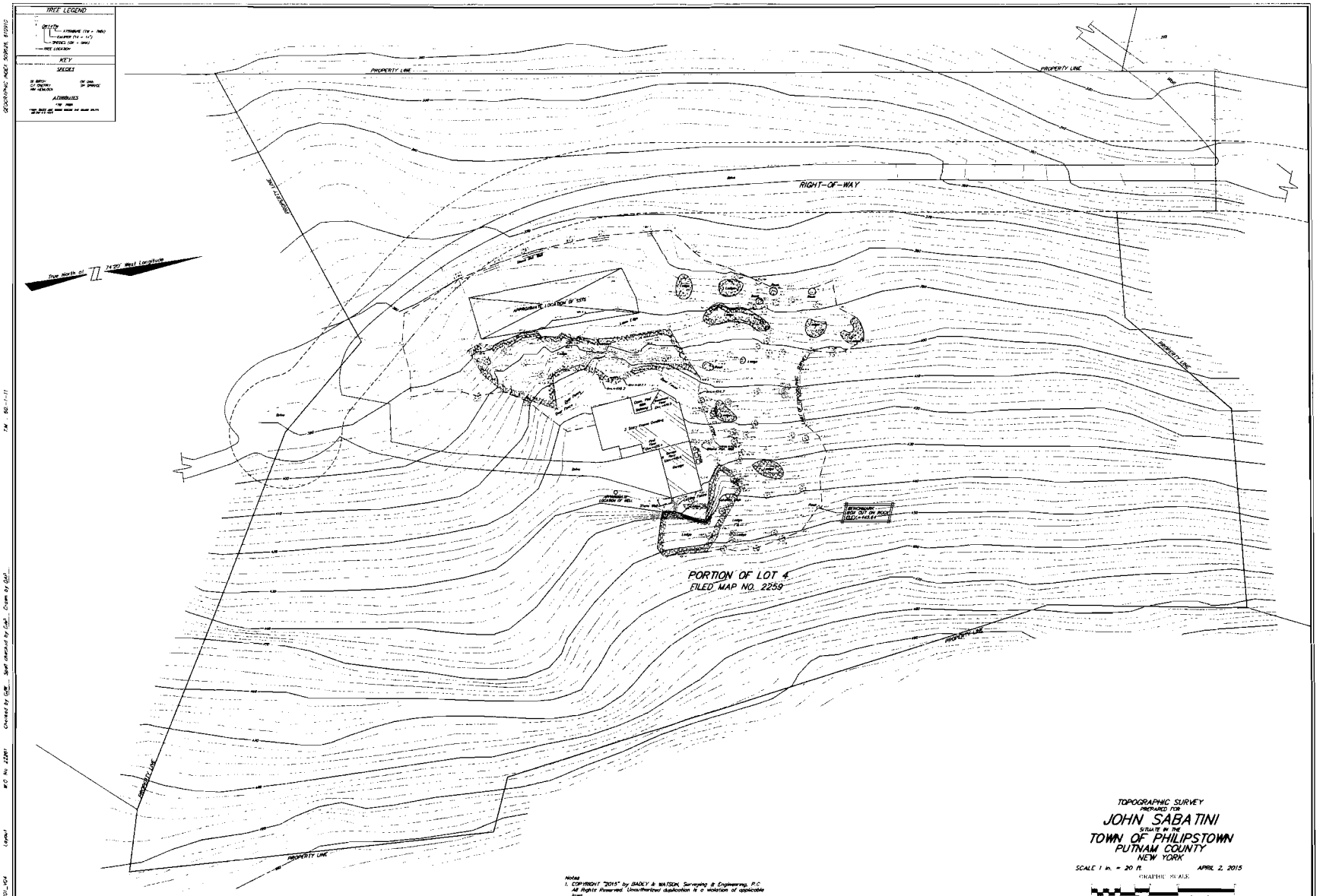
Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Highlands Architecture pllc	02 April 2015
Name of Lead Agency	Date
Justin R. Kacur	Architect
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT



Notes

1. COPYRIGHT "2015" by BADEY & WATSON, Surveying & Engineering, P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
3. Underground improvements, if any, are not shown hereon.
4. The vertical datum hereon is Mean Sea Level, NGVD 1929.
5. The source of the topographic data outside the "Limit of Topographic Survey" was taken from the map entitled "Subdivision Plat prepared for River Company Partners ...", which was filed in the Putnam County Clerk's Office on September 16, 1987 as Map No. 2259. The topographic data on Filed Map No. 2259 was compiled photogrammetrically from aerial photos dated April 6, 1986. The photo scale was 1 inch to 800 feet. The compilation scale was 1 inch to 100 feet.

Prepared by

BADEY & WATSON, Surveying & Engineering P.C.
3083 Route 9, Cold Spring, NY 10516

TOPOGRAPHIC SURVEY
PREPARED FOR
JOHN SABATINI
SITUATE IN THE
TOWN OF PHILIPSTOWN
PUTNAM COUNTY
NEW YORK

SCALE 1 in. = 20 ft. APRIL 2, 2015

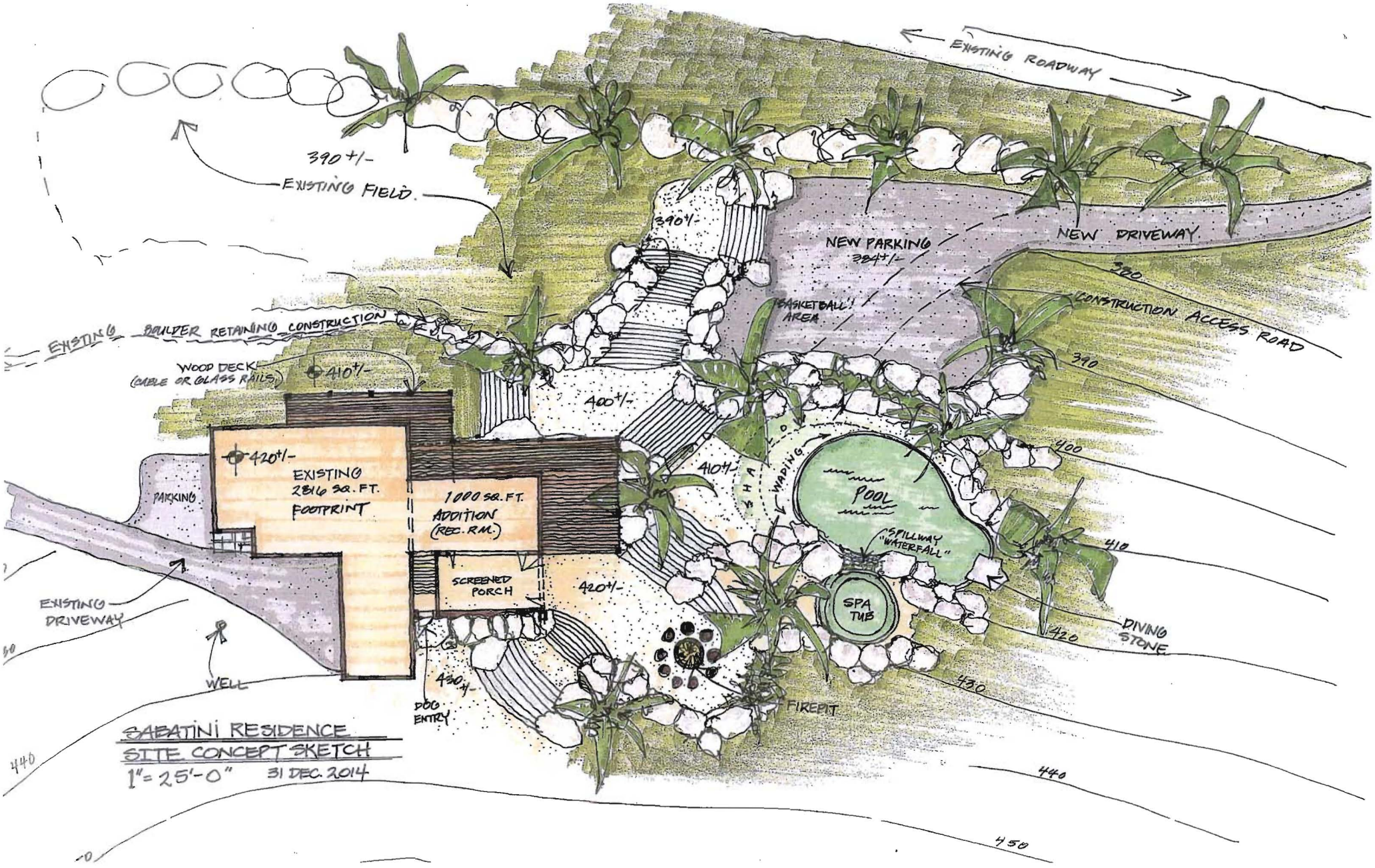
GRAPHIC SCALE

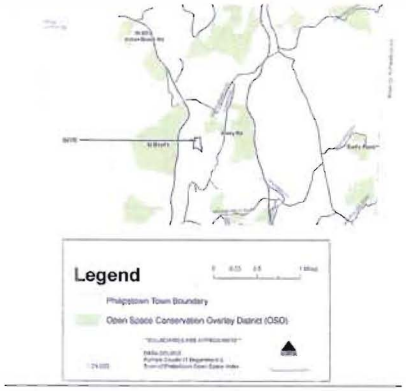
We hereby certify that the survey shown hereon was completed by us on April 2, 2015 that this map was completed on April 21, 2015.

BADEY & WATSON
SURVEYING & ENGINEERING, P.C.
by
NEW YORK STATE LICENSED LAND SURVEYOR
LICENSE No. 48167

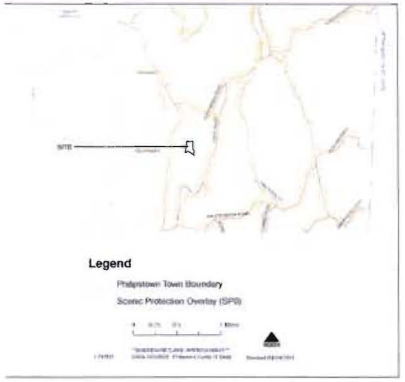
FILE No. 77-148

Drawing Name: JS_BLK_ROD_404 Layout: WO No. 22261 Checked by: DJW Self checked by: DJS Plotted by: DJS TM: 86-1-11 GEOGRAPHIC INDEX SHEET: 61310

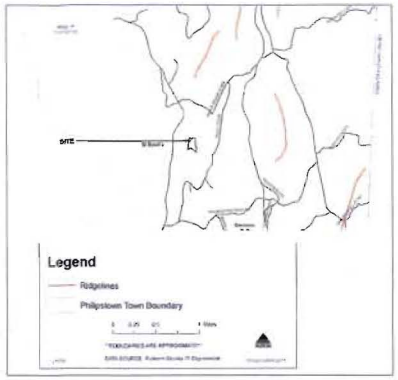

EXISTING ROADWAY
390 +/-
EXISTING FIELD
390+/-
NEW PARKING
384+/-
NEW DRIVEWAY
320
CONSTRUCTION ACCESS ROAD
BASKETBALL AREA
EXISTING BOULDER RETAINING CONSTRUCTION
WOOD DECK
(CABLE OR GLASS RAILS)
410+/-
390
400+/-
400
420+/-
EXISTING
2816 SQ. FT.
FOOTPRINT
1000 SQ. FT.
ADDITION
(REC. RM.)
PARKING
410+/-
SHALLOW WADING
POOL
SPILLWAY
"WATERFALL"
410
SCREENED PORCH
420+/-
SPA TUB
EXISTING DRIVEWAY
420
DIVING STONE
WELL
430+/-
DOG ENTRY
FIREPIT
430
440
440
450
SABATINI RESIDENCE
SITE CONCEPT SKETCH
1"=25'-0"
31 DEC. 2014



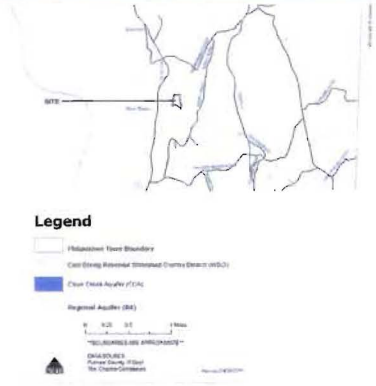
1 SP-1 OPEN SPACE OVERLAY MAP
NO SCALE



2 SP-1 SCENIC PROTECTION OVERLAY MAP
NO SCALE



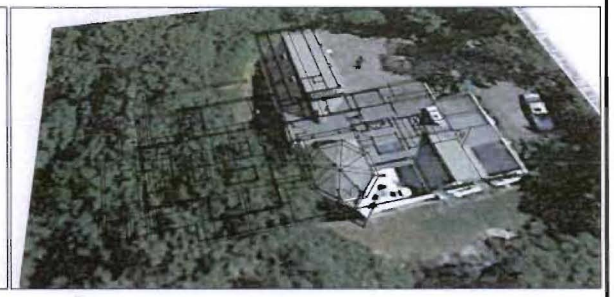
3 SP-1 RIDGELINE MAP
NO SCALE



4 SP-1 WATERSHED OVERLAY & CLOVE CREEK AQUIFIER MAP
NO SCALE

5 SP-1 AERIAL VIEW FROM THE NORTHEAST
NO SCALE

6 SP-1 AERIAL VIEW FROM THE NORTH
NO SCALE



7 SP-1 AERIAL VIEW FROM THE NORTHWEST
NO SCALE

8 SP-1 VIEW 1: LOWER FIELD
NO SCALE

9 SP-1 VIEW 2: LOWER FIELD
NO SCALE

10 SP-1 VIEW 3: LOWER FIELD
NO SCALE

HIGHLANDS ARCHITECTURE
3212 ROUTE 9
COLD SPRING, NY 10516
845.809.5976 office
highlandsarchitecture.com

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

LOCATION MAP & SITE PHOTOS

SP-1

DATE: 11 APRIL 2015
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: JK, SW

1 SP-1B SOUTHWEST CORNER LANDSCAPE
NO SCALE

2 SP-1B SOUTH SIDE OF RESIDENCE
NO SCALE

3 SP-1B SOUTH SIDE OF GARAGE
NO SCALE

4 SP-1B NORTHEAST CORNER OF GARAGE FROM ABOVE
NO SCALE

5 SP-1B NORTHEAST CORNER GARAGE
NO SCALE

6 SP-1B NORTH SIDE OF GARAGE
NO SCALE

7 SP-1B NORTH SIDE @ RETAINING WALL
NO SCALE

8 SP-1B NORTH SIDE RETAINING DETAIL
NO SCALE

9 SP-1B NORTHEAST @ GARAGE ROOF ELEVATION
NO SCALE

10 SP-1B NORTHEAST ABOVE SATELITE DISH
NO SCALE

11 SP-1B NORTH SIDE GARAGE FROM WOODED SLOPE
NO SCALE

12 SP-1B NORTHWEST VIEW FROM WOODED SLOPE
NO SCALE

13 SP-1B WEST FACADE LEFT
NO SCALE

14 SP-1B WEST FACADE CENTER
NO SCALE

15 SP-1B WEST FACADE RIGHT
NO SCALE

HIGHLANDS ARCHITECTURE

3212 ROUTE 9
COLD SPRING, NY 10516

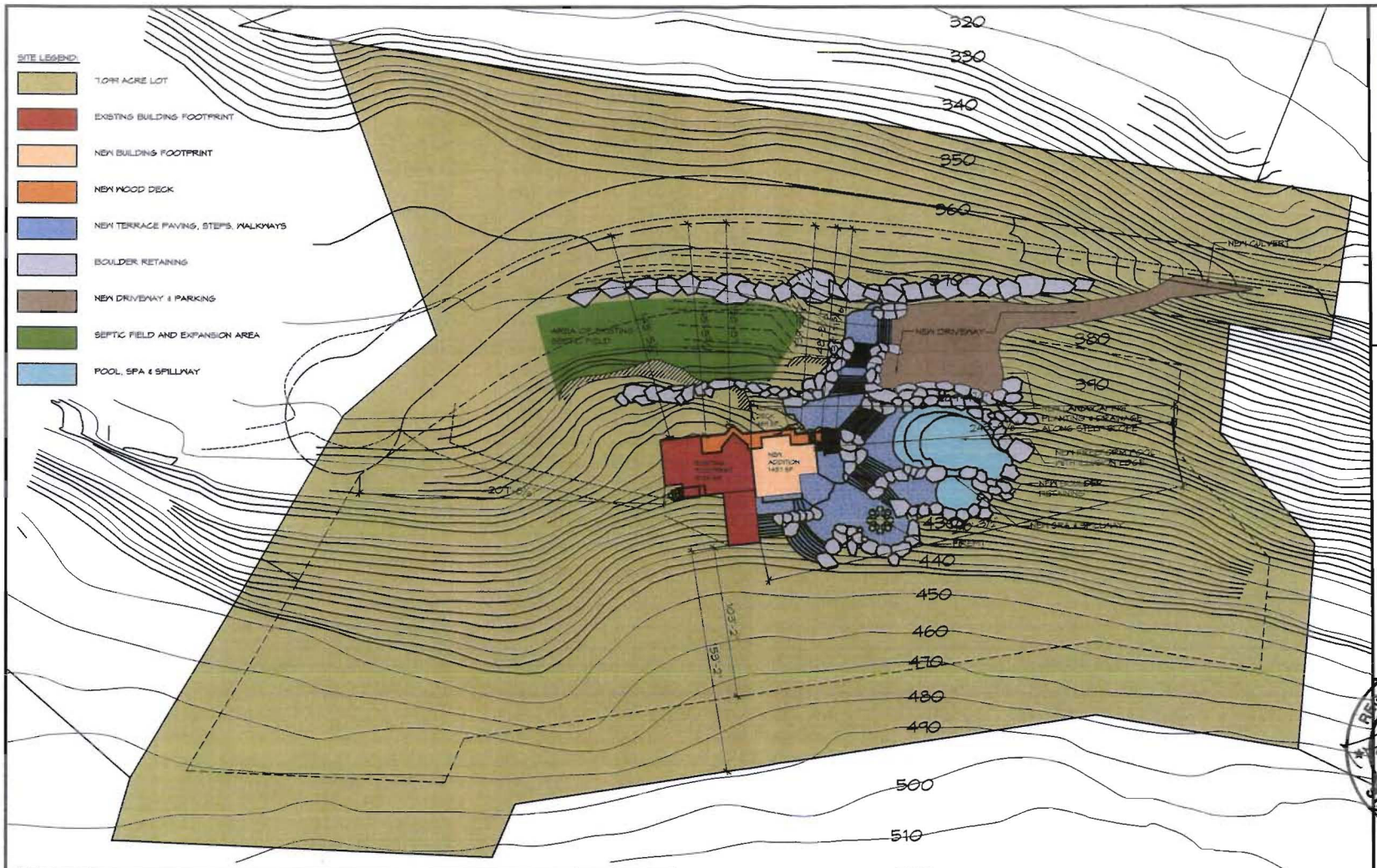
845.809.5976 office
highlandsarchitecture.com

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

SITE & HOUSE PHOTOGRAPHS

SP-1B

DATE: 11 APRIL 2015
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: JK



ZONING INFORMATION

TOWN OF PHILIPSTOWN
S-B-L: 82.20-2-56
ZONE: RURAL RESIDENTIAL (RR)

101 DICK'S CASTLE ROAD
AREA = 7.099 ACRES (309, 332 SQUARE FEET)

	MIN. LOT SIZE	MIN. ROAD FRONTAGE	MIN. FRONT YD. FROM ROAD	MIN. SIDE YD. SETBACK	MIN. SIDE YD. SETBACK	MIN. REAR YD. SETBACK	MAX. IMPERVIOUS COVERAGE	MAX. HEIGHT	MAX. FOOTPRINT NON-RES
ORDINANCE REQUIREMENT	5 ACRES	250 FT	80 FT	30 FT	30 FT	50 FT	10 %	40 FT	4,000 S.F.
EXISTING:	7.099 ACRES	663.81 FT	143'-5 1/2" +/-	±5.7 FT EXIST	±231.0 FT EXIST	±394.2 FT EXIST.	1.01 %	±22 FT EXIST.	N/A
PROPOSED:	7.099 ACRES	663.81 FT	138'-6" +/-	±9.7 FT EXIST	±219.3 FT	±389.5 FT	1.56 %	±33 FT	N/A

NOTE:
THE AREA OF DISTURBANCE OF POOL, TERRACES, BOULDER RETAINING AND DRIVEWAY EQUAL 23, 543 SQUARE FEET (0.54 ACRE)

1 SP-2 SITE PLAN
1" = 30' - 0"

NORTH

HIGHLANDS ARCHITECTURE

3212 ROUTE 9
COLD SPRING, NY 10516

845.809.5976 office
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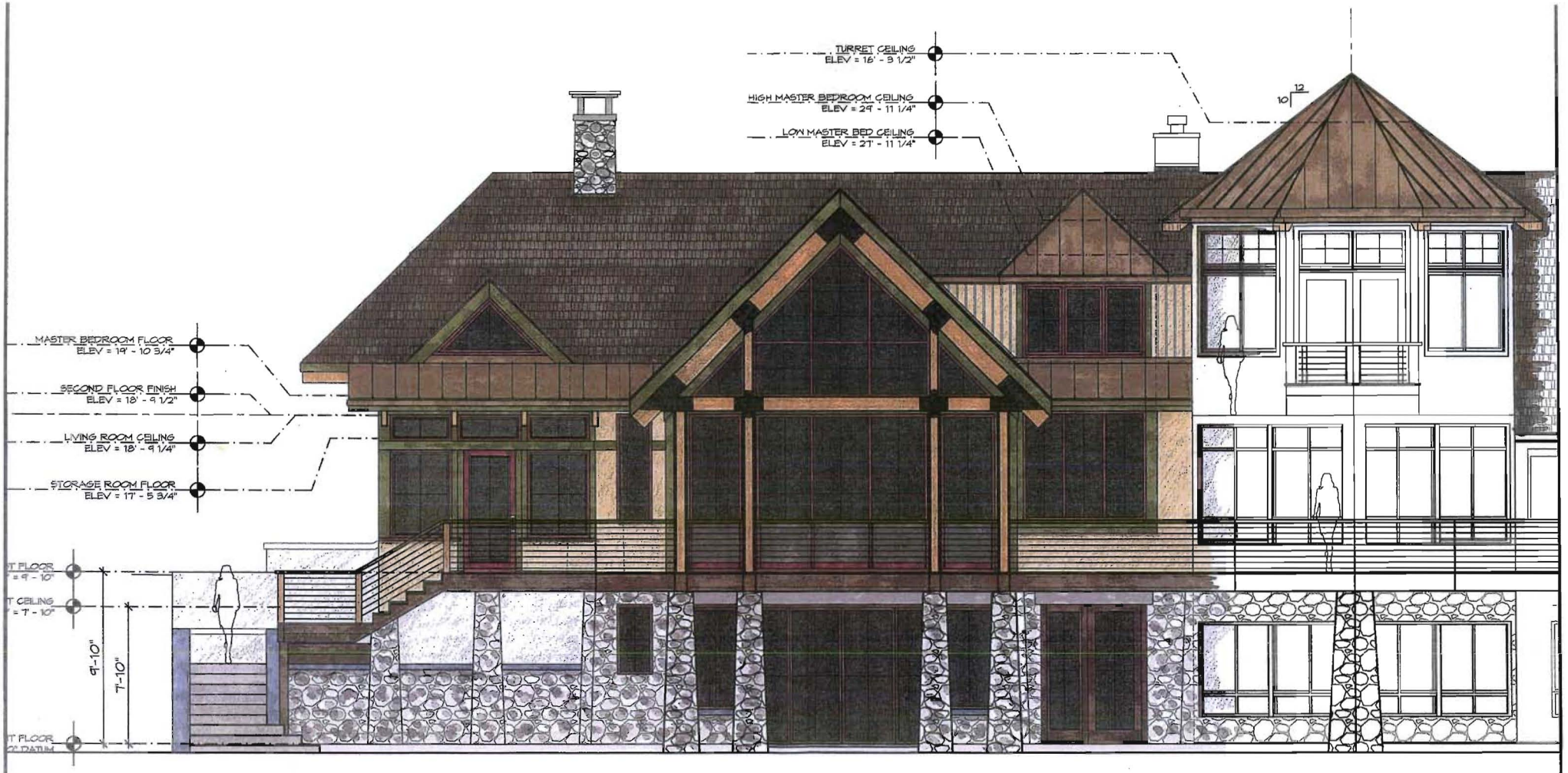
ADDITION & ALTERATION TO:
THE SABATINI RESIDENCE
101 DICK'S CASTLE ROAD
CARMEL, NY 10524

REGISTERED ARCHITECT
JUSTIN ROBERT KACUR
028997
STATE OF NEW YORK

SITE PLAN & ZONING ANALYSIS

SP-2

DATE: 17 APRIL 2015
REVISIONS:
REVISIONS:
REVISIONS:
DRAWN BY: JK



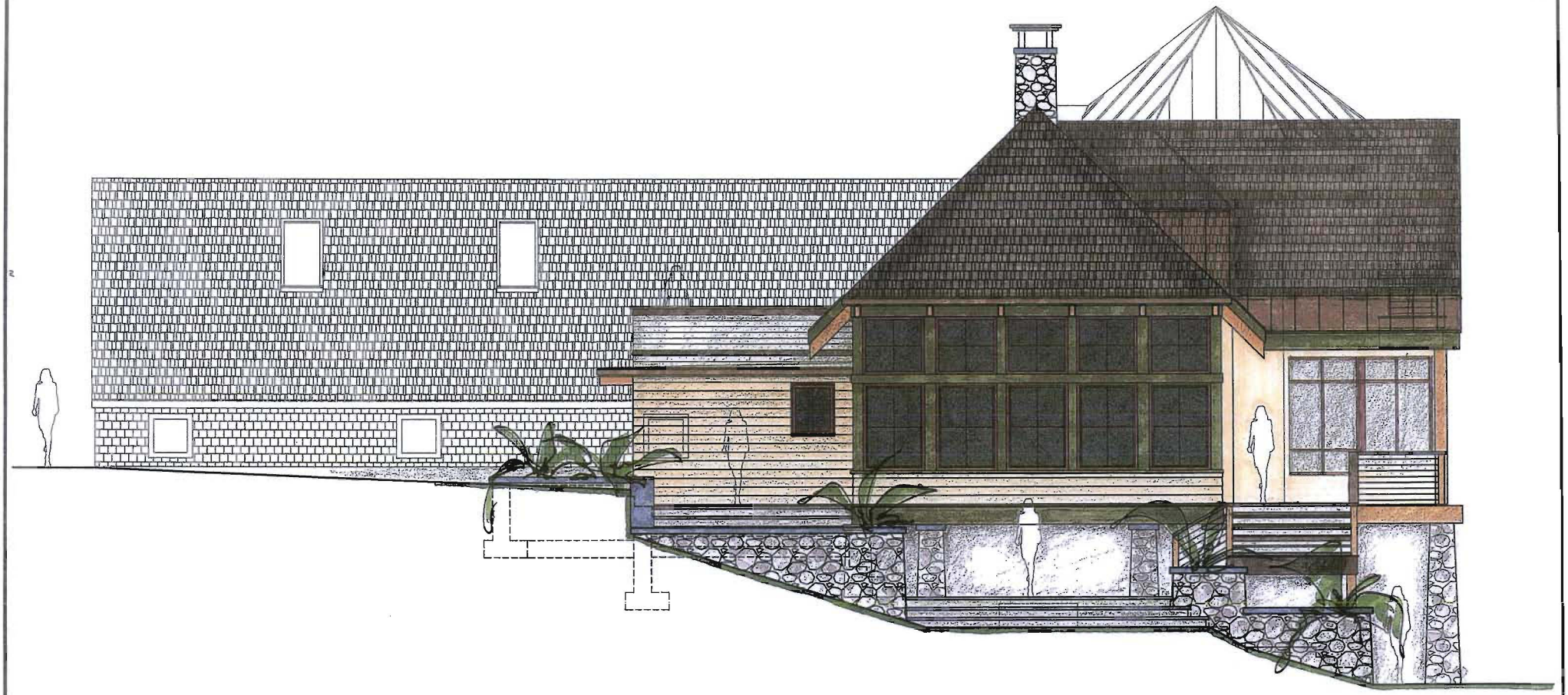
NEW CONSTRUCTION: WEST ELEVATION

SABATINI RESIDENCE

28 JANUARY 2015

3/16 = 1 - 0

HIGHLANDS ARCHITECTURE



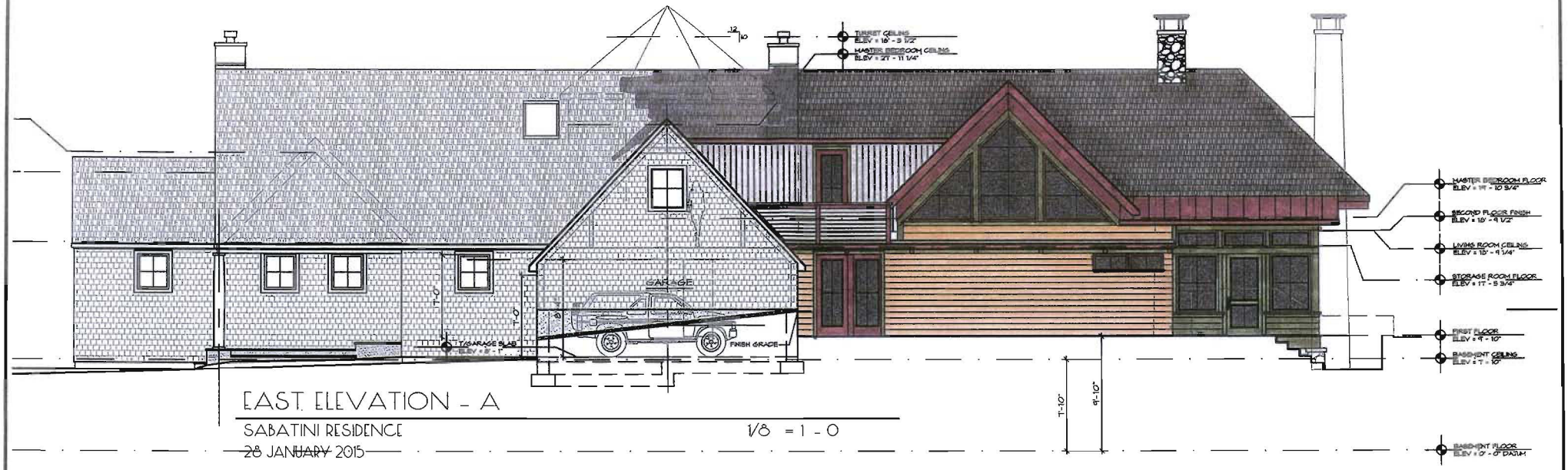
NORTH ELEVATION - A

SABATINI RESIDENCE

28 JANUARY 2015

3/16 = 1 - 0

HIGHLANDS ARCHITECTURE

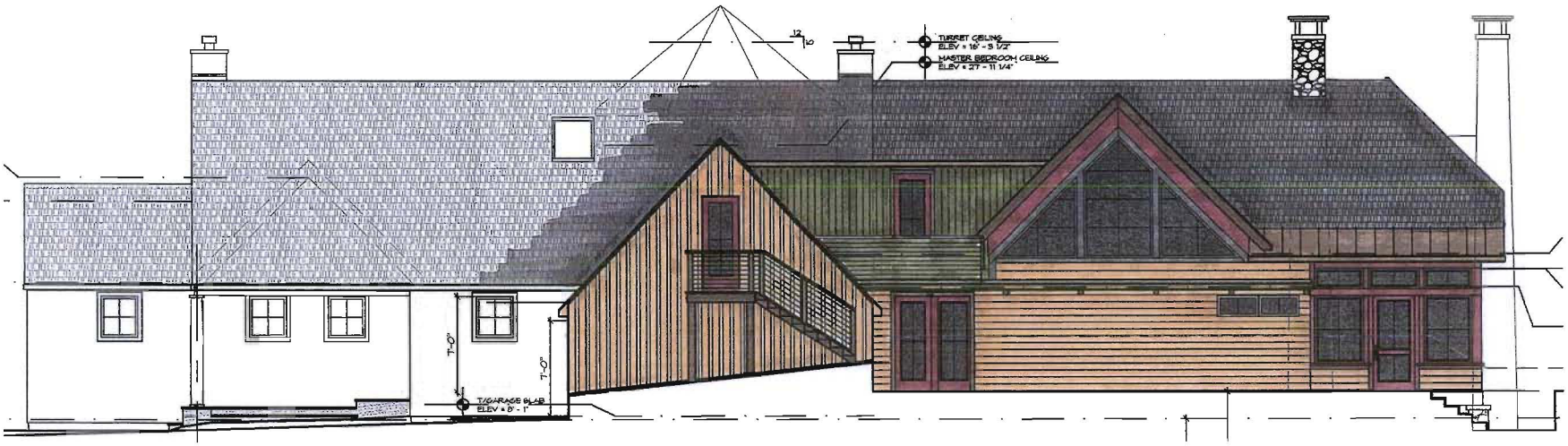


EAST ELEVATION - A

SABATINI RESIDENCE

28 JANUARY 2015

1/8 = 1 - 0



EAST ELEVATION - B

SABATINI RESIDENCE

28 JANUARY 2015

1/8 = 1 - 0

HIGHLANDS ARCHITECTURE

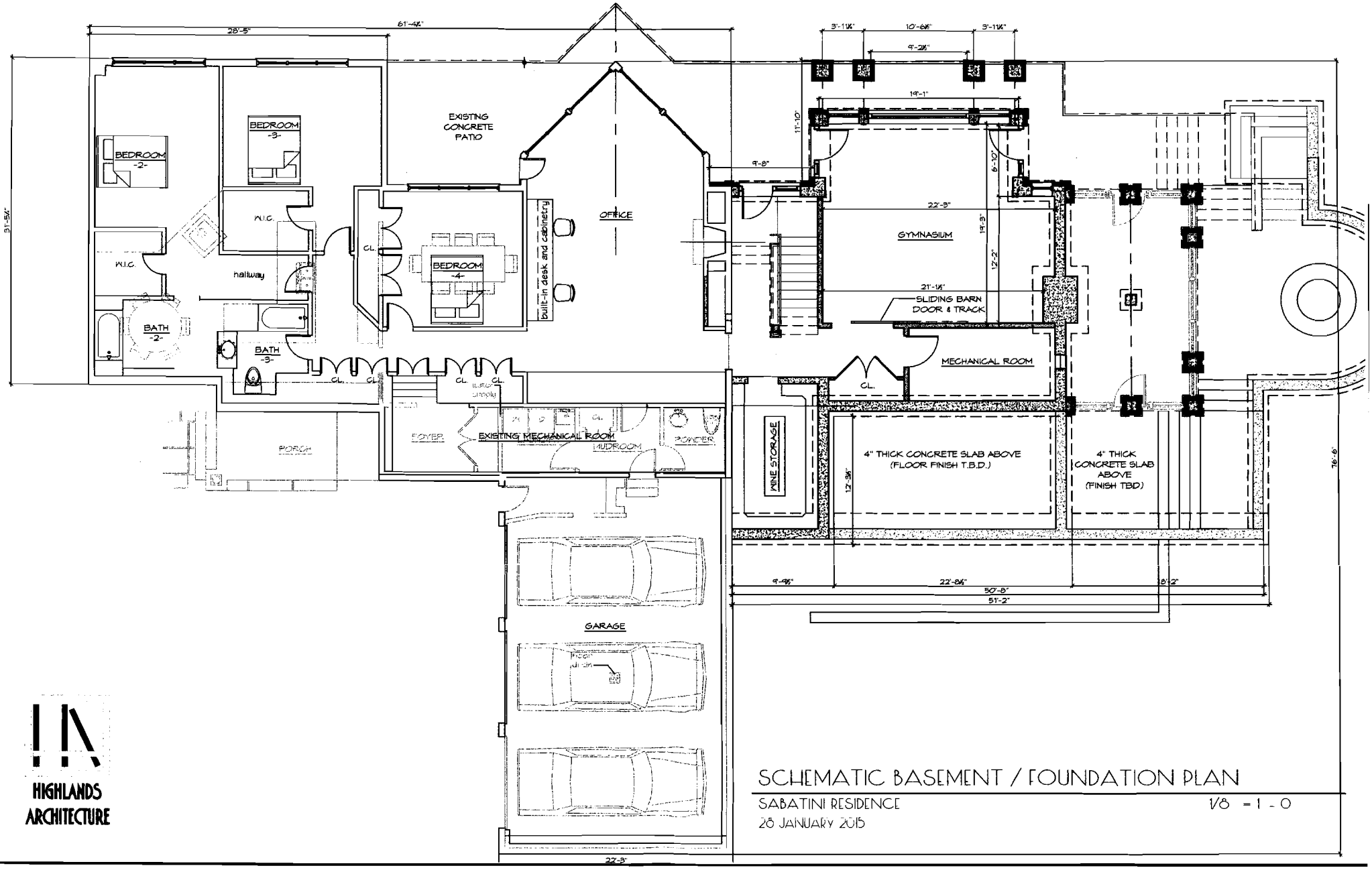
SCHEMATIC WEST ELEVATION - A

SABATINI RESIDENCE

28 JANUARY 2015

1/8 = 1 - 0

HIGHLANDS ARCHITECTURE



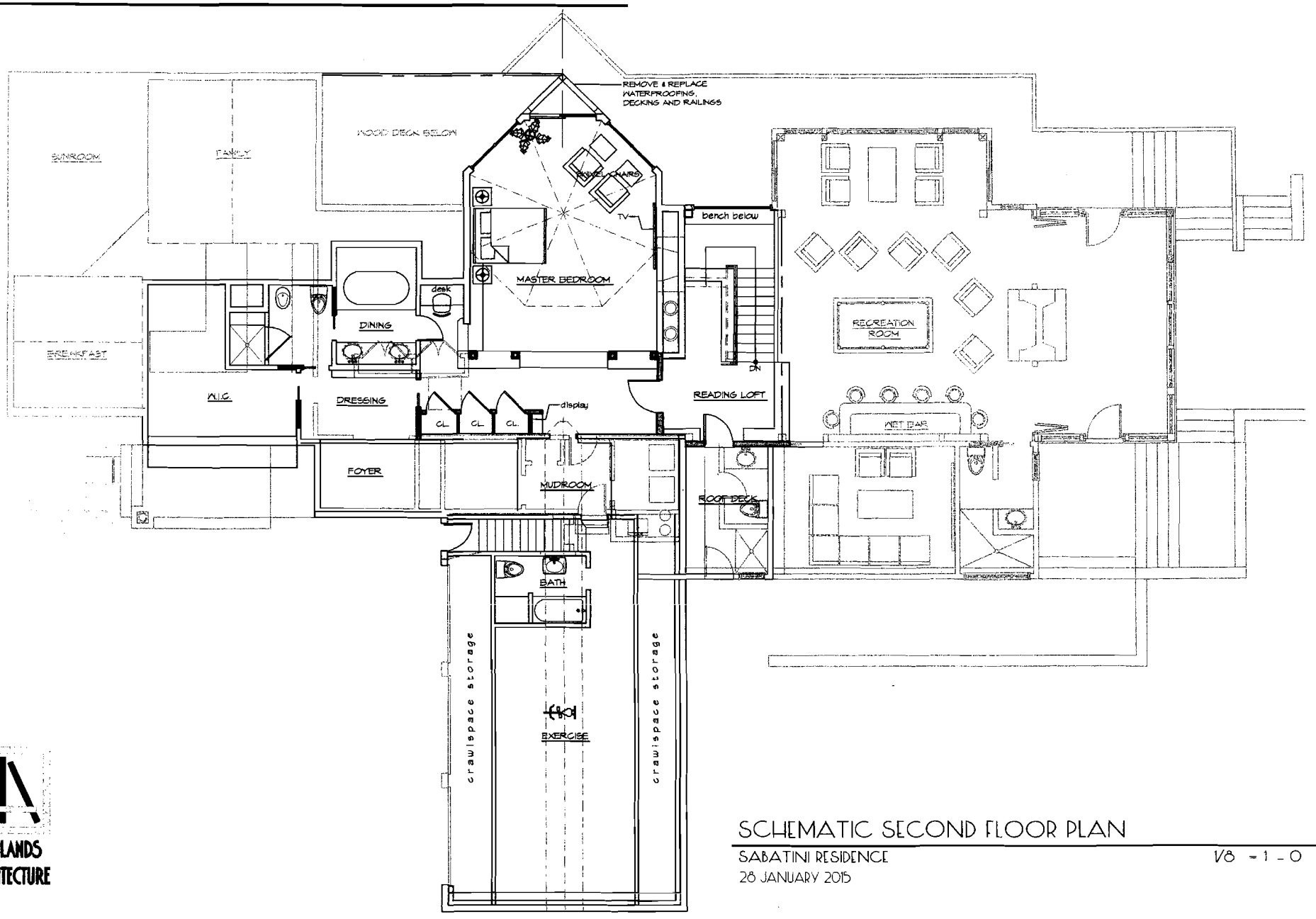
HIGHLANDS ARCHITECTURE

SCHEMATIC BASEMENT / FOUNDATION PLAN

SABATINI RESIDENCE

28 JANUARY 2015

1/8 = 1 - 0



HIGHLANDS ARCHITECTURE

SCHEMATIC SECOND FLOOR PLAN

SABATINI RESIDENCE

28 JANUARY 2015

1/8 = 1 - 0