

**Philipstown Planning Board Meeting
Butterfield Library
10 Morris Avenue
Cold Spring, New York
June 20, 2013
Agenda**

Public Hearing
- Open Space Conservancy, Inc.

Pledge of Allegiance
Roll Call
Approval of Minutes – May 16, 2013

1. **Open Space Conservancy, Inc. (Glenclyffe)** – Approval of subdivision plat - Route 9D, Garrison: Submission of revised plans
2. **Entergy** – Site plan application – 3 Horseman’s Trail, Cold Spring: Request for six-month extension(s)
3. **Garrison Properties (Guinan’s)** – Site plan application – 7 Garrison Landing, Garrison: Submission of revised plan
4. **C.F. Diversified** – Application for two-lot subdivision – PO Box 160, 2700 Route 9, Cold Spring: New submission

Adjourn

Michael Leonard, Chairman

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

Philipstown Planning Board
Public Hearing – June 20, 2013

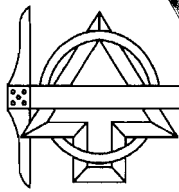
The Philipstown Planning Board for the Town of Philipstown, New York will hold a public hearing on Thursday, June 20, 2013 at 7:30 p.m. at the Butterfield Library on 10 Morris Avenue in Cold Spring, New York to consider the following application:

Open Space Conservancy, Inc. - Application dated March 27, 2012 for approval of a three-lot subdivision of a 60.003+/- acre parcel along the west side of NYS Route 9D. The tract is situated in IC and RC zoning districts. Each lot to be created will comprise of approximately 20 acres. The tract to be subdivided surrounds the Garrison Institute and the Town of Philipstown Recreation Department parcels and abuts the Metro North rail line along the Hudson River. Portions of the tract contain steep slopes, two small ponds and delineated wetlands areas (tax map #71.-1-13.11).

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 May, 2013.

Michael Leonard, 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.
Peter Meisler, L.S.
Stephen R. Miller, L.S.
Jennifer W. Reap, L.S.
Robert S. Miglin, Jr., L.S.
Mary Rice, R.L.A., Consultant
George A. Badey, L.S., (1973-2011)

June 6, 2013

Michael Leonard, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: Open Space Conservancy - Submission of Revised Plat

Dear Mr. Leonard and Honorable Board Members:

Enclosed herewith are 13 copies of our 2 sheet "Subdivision Plat of Parcel A1 of Glenclyffe," last revised on June 5, 2013.

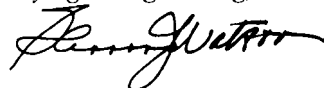
The changes to the plat are as follows:

- ☐ A profile has been added from Lot 1 across the gorge to the playground on the Town's recreation parcel. It was added to demonstrate the type of terrain that would have to be traversed for a private owner to encroach upon the playground area. As the profile demonstrates one would have to descend 36 feet into the gorge and then ascend 44 feet before reaching the playground area. It is our view that this condition makes such an encroachment very unlikely.
- ☐ As requested, we have added the path of Beverly Dock Road, as it existed in 1930, to the map. This is the reputed path of Benedict Arnold's Flight. It is located in the gorge and for the reason stated in the last paragraph, we believe an encroachment onto the path by the owner of Lot 1 is very unlikely.

We look forward to explaining these changes to members of the board during the Public Hearing on June 20, 2013, at which time we are hopeful that the hearing will be closed and a positive resolution will be adopted.

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 79-120B\ML06JN13BP_SubmitsRevisedPlat.doc
S. Deutch, Esq., OSC
T J Cunningham, OSC.

Owners of the records of:

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



REL Architects & Engineers, P.C. Box 133 Valley Forge, PA 19481 Tel: 610-666-9200 Fax: 610-666-6040

May 31, 2013

Michael Leonard
Philipstown Planning Board Chairman
238 Main Street
Cold Spring, NY 10516

RE: RESOLUTION #4-12
Entergy Site Plan Approval on lot 1 of Mary Finger Subdivision
Resolution Conditions Extension

Mr. Chairman,

Entergy requests a 6 month extension of the requirement to satisfy the conditions imposed on Entergy as listed in RESOLUTION #4-12 beyond the June 28th, 2013 deadline.

As of this date, the drawing set does not have the required signatures.

Sincerely,

Rob O'Donnell P.E.
Manager Structural & Civil Design

CC: William Josiger, Project Manager, Entergy IPEC
File 1159



REL Architects & Engineers, P.C. Box 133 Valley Forge, PA 19481 Tel: 610-666-9200 Fax: 610-666-6040

May 31, 2013

Michael Leonard
Philipstown Planning Board Chairman
238 Main Street
Cold Spring, NY 10516

RE: RESOLUTION #4-12
Entergy Site Plan Approval on lot 1 of Mary Finger Subdivision
Building Permit Extension

Mr. Chairman,

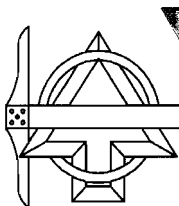
Entergy requests a 6 month extension of the requirement to obtain a building permit for the proposed improvements to the property referenced above beyond the June 28th, 2013 deadline.

Entergy requests this extension for the reason that Indian Point Energy Center does not yet have a decision regarding the extension of the facility operating permit from New York State Officials.

Sincerely,

Rob O'Donnell P.E.
Manager Structural & Civil Design

CC: William Josiger, Project Manager, Entergy IPEC
File 1159



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

June 6, 2013

Michael Leonard, Chairman
Philipstown Planning Board
Town Hall, 238 Main Street
Cold Spring, NY 10516

RE: Garrison Station Plaza - Submission of Revised Plat

Dear Mr. Leonard and Honorable Board Members:

Enclosed herewith are 13 copies of our "Site Plan for Garrison Properties," last revised on June 2, 2013.


We hope you will find the changes to the plan in accordance with the conditions of your approval. Specifically, they are as follows:

- ☐ A note stating that the approved uses are a 7 room hotel and a restaurant/wine bar with a maximum of 39 seats; and
- ☐ Tables showing the calculations made to arrive at the sewage flows and parking requirements have all been added.

We look forward to explaining these changes to members of the board during your June 20, 2013, meeting at which time we are hopeful that your positive resolution will be read and signed.

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 78-118B\ML06JN13BP_SubmitsRevisedPlan.doc
D. Karlen, Esquire, Garrison Station Plaza
R. Thurston, Project No. 7, Inc.

Owners of the records of:

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

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

APPLICATION FOR APPROVAL OF SUBDIVISION PLAT

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

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

For Office Use Only

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

I. Identification of Applicant and Owner:

a. Applicant (name) CF Diversified Corp. Tel. 845-265-3700
address Route 9 P.O. Box 160
Cold Spring, NY 10516

b. Owner of property if not same as Applicant:

(name) Same as above 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

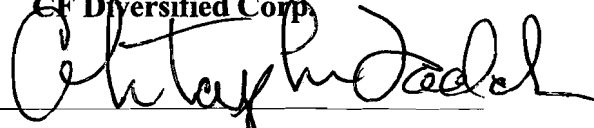
III. Authorization: The Applicant and Owner hereby grant to the Planning Board, the Town Board and Superintendent of Highways, and their authorized agents, permission to enter upon the property that is the subject of this Application for the purpose of inspection and enforcement of the Subdivision Regulations,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

IV. Endorsements:

a. Applicant/Owner

Date June 6, 2013

Signed by:

CF Diversified Corp.

Christopher Fadden, President

b. Owner of Property if not same as Applicant

Same as above

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: CF Diversified Corp.
3. RESIDENCE: P.O. Box 160 Cold Spring, NY 10516
4. DATE: 6/6/2013
5. NATURE OF APPLICATION OR PETITION: Approval of Preliminary Subdivision Plat showing the Further Division

of Parcel A shown on that certain "Phase one Subdivision Plat prepared for CF Diversified, Corp./Fadden...", (Filed in the Putnam County Clerks Office on May 20, 1997 as Map No. 2714)

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 :

6/6/2013

Signed

CF Diversified Corp.

Christopher Fadden, President

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

1. If owner or applicant is a general or limited partnership, attach this notarized certification listing names and addresses of all partners and participants. If a partner is a partnership, corporation association or business trust, provide the information required by this section for such partner.
2. If owner or applicant is a corporation, association or business trust attach notarized this certification listing position, name and address of all officers, directors and all shareholders owning (whether beneficially or equitable) five (5%) percent or more of any class of such party's stock.

Certificate of CF Diversified Corp.

Position	Name	Address	% Ownership
Principal/President	Christopher Fadden	Route 9 P.O. Box 160 Cold Spring, NY 10516	100 %
			%
			%
			%
			%
			%
			%
			%
			%

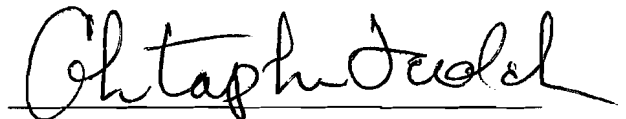
The undersigned (corporate officer) hereby certifies that the information herein-above set forth is true and correct.

Sworn to before me this

6th day of June, 20 13


Notary Public

REBECCA W. LINDA
NOTARY PUBLIC, State of New York
No. 5004353
Qualified in Dutchess County
Commission Expires November 16, 2014



Christopher Fadden, Principal/President

Signature and Title

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 72.909
- b. Does application cover all contiguous land of the owner? Yes
If no, explain any excluded area However, Mr. Fadden personally owns
previously approved lots 13, 14 & 15 on Filed Map 2714
- c. Tax Map: Sheet 38. Block 3 Parcel(s) 24
- d. Last deed: Date 2/13/2011 Liber 1419 Page 181

D-2. Location:

- a. Zoning District(s) OC - Office/Commercial/Industry Mixed Use
- b. Property abuts (street or roads) U.S. Route 9
- c. Municipal Districts encompassing all or part of property:
School: Haldane Central School
Fire Protection: North Highlands Fire Co.
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 #
N/A
- 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 abuts U.S. Route 9
- 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 buildings, if any: 1
- b. Length of Proposed streets or private ways in Plat: 0 feet.
- c. Does Applicant propose to dedicate to public use all of the streets shown on the proposed plat? No, if not, describe Previously approved (Round Hill Road), (Vineyard) is currently private. This subdivision does not alter that status.
- 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? Existing Individual Drilled Wells Has any application been made to the County of Putnam or State of New York for approval of proposed water supply? No, if yes, give date and describe Already existing for Lot B
- g. How is sewage disposal to be provided? Existing Individual SSTS Has any application been made to the County of Putnam or State of New York for sewage discharge or approval of a sewage disposal system? No, if yes, give date and describe Already existing for Lot B
- h. Does proposed plat include any wetlands and/or water courses as defined by the State of New York or an applicable Local Law? Yes, if yes, describe State Wetlands WP9 (shown on plat)

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? Yes If yes, specify,
- ☐ Sec 281 of Town Law (cluster)
- ☒ Waiver of Subdivision Regulation (Sec. 5) (Topography on larger lot)
- ☐ Alternate road standards

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

- a. easements Drainage , Utility, and Access Easements (see Plat)
- 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? Yes

Applicant	CF Diversified Corp.
Project Name	Preliminary Subdivision of Parcel A
Applicant's Representative	Badey & Watson Surveying & Engineering, P. C.
Tax Map ID #	38.-3-24
Date	6/6/13

PHILIPSTOWN PLANNING BOARD
SUBMISSION CHECKLIST
SUBDIVISION APPLICATIONS

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

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

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

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

C. Approved subdivision plats may not be revised

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

Preliminary Sketch Plans

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

Minor Subdivision Plat Applications

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

I. General Submission Requirements

1. Application on proper forms ☒
2. Forms property signed ☒
3. Application Fee ☒
4. Final Plat Map (5 blue or black-line prints) ☒
 - a. Scale of 1" = 40' or 50' but not less than 1" = 100' ☒
 - b. No less than 20" x 20" no more than 36" x 48" ☒
 - c. Black waterproof ink on good cloth or film ☐
5. Construction Plans (see Checklist VI)
6. Evidence that:
 - a. sewer & water supply approved by PCDH ☒
 - b. street or drainage connections to state or county roads submitted ☐
 - i. Connection application made ☐
 - c. NYSDEC wetland/watercourse modifications approved ☒
7. If major cuts or fills, grading plan ☐
 - a. Five (5) blue or black line prints ☐
8. Design computations and data for drainage or central water and sanitary sewer systems ☐
9. Separate map for lots accessed by open development right-of-way or easement ☐

II. Title and location information:

1. Scale of not less than 1" = 100 feet ☒
2. Proposed layout of lots, streets and improvements ☒
3. Future subdivisions on contiguous land ☐
4. Title of the plat ☐
 - a. Duplicate in Putnam Co. ☐
5. Date, Town, etc.
 - a. Date ☒ d. County ☒
 - b. Town ☒ e. North point ☒
 - c. Scale ☒ f. State ☒
6. Location map at scale of 1" = 1000 or 2000 feet ☒
7. Vicinity map showing: property lines/streets within 500' ☒
 - a. scale of 1" = 400' or 800' ☐
 - b. adjacent owner identification ☒
8. Index map if plat is divided into sections or > 1 is reg.
 - a. showing lots, lot #'s, streets, street names ☒
 - b. delineation of areas covered ☒
 - c. scale of 1" = 400' or 800' ☒

III. Site conditions and land evaluations:

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

IV. Property Ownership Information

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

V. Development Proposal Information:

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

Adjoiners List
For
CF Diversified Corp.

38.-3-63
NEGRIN, VIVIAN B
45 Hofstra Dr
Plainview, NY 11803

38.-3-61
NEGRIN, VIVIAN
145-80 7th Ave
Whitestone, NY 11357

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

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

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

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

38.-3-25
RUSSO, JOSEPH A
50 Main St Ste 1000
White Plains, NY 10606

38.-3-64
M.H.C.P. REALTY, LLC
3504 Rt 9
Cold Spring, NY 10516

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

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

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

38.-3-16
CALIENDO, GARY P
339 Rt 301
Cold Spring, NY 10516

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

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

39.-2-21.1, 2 & 3
FADDEN, CHRISTOPHER
Attn.: Cyberchron
PO Box 160
Cold Spring, NY 10516

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

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

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

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

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

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

38.-3-23
LOIS REALTY LLC
77 Route 59 East
Spring Valley, NY 10977

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

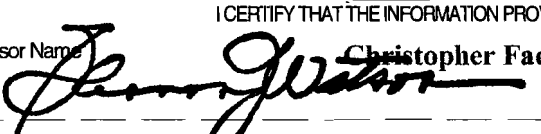
38.-3-66
ANASTASI, FRANK J
2779 Route 9
Cold Spring, NY 10516

STATE ENVIRONMENTAL QUALITY REVIEW

SHORT ENVIRONMENTAL ASSESSMENT FORM

for UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR Christopher Fadden	2. PROJECT NAME <small>Preliminary Subdivision Plat Showing Further Division of Parcel A Shown on that Certain "Phase One Subdivision Plat Prepared for CF Diversified Corp./Fadden...." (Filed in the Putnam County Clerks Office on May 20, 1997 as Map No. 2714)</small>
3. PROJECT LOCATION:	
Municipality Putnam	County Philipstown
4. PRECISE LOCATION: Street Address and Road Intersections, Prominent landmarks etc. or provide map 2700 Route 9	
5. IS PROPOSED ACTION <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification / alteration	
6. DESCRIBE PROJECT BRIEFLY: Further Division of Parcel A Shown on that Certain "Phase One Subdivision Plat Prepared for CF Diversified Corp./Fadden...." (Filed in the Putnam County Clerks Office on May 20, 1997 as Map No. 2714)	
7. AMOUNT OF LAND AFFECTED: Initially 72.909 acres Ultimately 72.909 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly:	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? (Choose as many as apply.) <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park / Forest / Open Space <input type="checkbox"/> Other (describe) OC- Mixed Use	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (Federal, State or Local) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit / approval:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant / Sponsor Name Christopher Fadden Signature 	Date: June 06, 2013 Surveyor for Applicant

If the action is a Coastal Area, and you are a state agency,
complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4?

☐ Yes ☐ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? (If yes, explain briefly:

☐ Yes ☐ No

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? If yes explain:

☐ Yes ☐ No

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question d of part ii was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ 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 AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

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)

11/96

BK1419PG0181



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

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

TYPE OR PRINT IN BLACK INK ONLY

ROBERT J. FEITELSON, ESQ.
660 WHITE PLAINS ROAD, SUITE 450
TARRYTOWN, NY 10591

GRANTOR/MORTGAGOR
CHRISTOPHER FADDEN
and
CF DIVERSIFIED CORP.

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SAT ASMT OTHER

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

RESERVE FOR TIME STAMP

JOSEPH L. PELOSO JR.
PUTNAM COUNTY CLERK
98 FEB 13 AM 10:11

DEED TRANSFER TAX

CONSIDERATION \$

RECEIVED	
\$ <u>0</u>	TP-584 () \$5.00
REAL ESTATE	
TT# <u>1897</u>	E&A () \$25.00
TRANSFER TAX PUTNAM COUNTY	

PUTNAM COUNTY CLERK'S OFFICE

RECORDED ON FEB 13, 1998

LINER 1419 PAGE 181 AND EXAMINED.

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

MORTGAGE TAX

MTX AMOUNT

TOTAL TAX

SERIAL NUMBER

AFFIDAVIT FILED ()

1562

MORTGAGE/DEED 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/VACANT LAND
B 1 - 2 FAMILY
C UNDER \$10,000
D CREDIT UNION/PERSONAL MTG
E 3 - 6 UNITS
N EXEMPT

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

THIS INDENTURE, made the **13TH** day of February, nineteen hundred and ninety-eight

BETWEEN CF DIVERSIFIED CORP., a New York corporation with offices at the Cyperchron Building, Route 9, Cold Spring, New York 10516 and CHRISTOPHER FADDEN, residing at Indian Brook Road, Garrison, New York 10524

party of the first part, and

CF DIVERSIFIED CORP., a New York corporation with offices at the Cyberchron Building, Route 9, 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, County of Putnam, State of New York that is known and designated as Parcel "A" on that certain "Phase One Subdivision Plat prepared for CF Diversified Corp./Fadden", which was filed in the Putnam County Clerks Office on the 20th day of May 1997, Map Number 2714.

THIS DEED IS VOID IF IT IS
NOT RECORDED IN THE
PUTNAM COUNTY CLERK'S OFFICE
WITHIN SIX MONTHS OF THE
DATE OF RECORDATION.

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, shall apply first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

IN PRESENCE OF:

CF DIVERSIFIED CORP.

By:

Ch. Fadden / Pres.
CHRISTOPHER FADDEN, PRES.

Ch. Fadden
CHRISTOPHER FADDEN, INDIVIDUALLY

BK 141960182

STATE OF NEW YORK, COUNTY OF PUTNAM

On the 13TH day of February 19 98, before me personally came

CHRISTOPHER FADDEN

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

Robert J. Feitelson

ROBERT J. FEITELSON
NOTARY PUBLIC, State of New York
No. 10524
Qualified to perform duties
from August 1, 1997 to August 31, 1999

STATE OF NEW YORK, COUNTY OF PUTNAM

On the 13TH day of February 1998, before me personally came CHRISTOPHER FADDEN to me known, who, being by me duly sworn, did depose and say that he resides at 144 Indian Hill Road, Garrison, New York 10524; that he is the President of CF DIVERSIFIED CORP.

the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is the corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

Robert J. Feitelson

ROBERT J. FEITELSON
NOTARY PUBLIC, State of New York
No. 10524
Qualified to perform duties
from August 1, 1997 to August 31, 1999

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

CF DIVERSIFIED CORP.
and
CHRISTOPHER FADDEN
TO

CF DIVERSIFIED CORP.

SECTION 38
BLOCK 2
LOT 24

TOWN OF PHILIPSTOWN

Recorded At Request of
First American Title Insurance Company of New York

RETURN BY MAIL TO:

STANDARD FORM 100 NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
First American Title Insurance Company
of New York



ROBERT J. FEITELSON, ESQ.
660 WHITE PLAINS ROAD
TARRYTOWN, NY

FD-591