April 14, 2014
April 16, 2014
April 21, 2014
April 22, 2014
April 25, 2014

Town Board Monthly Meeting
May 1, 2014 7:30 p.m. Town Hall

SALUTE TO THE FLAG – Daisy Troop 1410 of Garrison to lead in the Pledge of Allegiance.

REVIEW OF MINUTES

- Philipstown Depot Theatre Development Special Meeting of March 6, 2014
- Monthly Town Board Meeting of April 3, 2014

COMMITTEE REPORTS

1) CB 2) Recreation 3) Recycling 4) Planning Board
5) Zoning 6) Highway 7) Building & Land Acquisition 8) Putnam County Legislator

AGENDA

1. Undersheriff, Peter H. Convery to give a presentation on the Putnam County Marine Unit.

2. Susan Salomore to give a presentation on drug use prevention.

3. Lynda Ann Ewen and Gail Simon to address the Town Board with regard to the "Year of the Senior Aging in Place."

4. Resolution accepting the resignation of Stephanie Hawkins as a member of the Philipstown Recreation Commission effective April 4, 2014.

6. Resolution waiving the building permit fee for the Garrison Volunteer Ambulance Corp. to install a new gas boiler at One Buena Vista Road, Garrison, New York.

7. Resolution setting a Public Hearing on the proposed financing of equipment by the Garrison Volunteer Fire Company, Inc.

8. Resolution authorizing the release of escrow funds for Drake Petroleum, Louis Lanza and River Home, LLC.

9. Resolution scheduling a Public Hearing for a proposed Local Law to amend Chapter 175-8 to change the zoning designation from "OC" to "HC."

10. Resolution approving the amendment to the Common Facilities and Easement Agreement for the Fish Mansion and authorize Supervisor Shea to sign the same. ***(Roll Call Vote)***

April 14, 2014
April 16, 2014
April 21, 2014
April 22, 2014
April 25, 2014

12. Code Enforcement Monthly Report.

13.Schedule Workshops/Meetings

- Workshop with Villages of Cold Spring and Nelsonville – Building Department - May 14, 2014 @ 7:30 p.m.

14. Any other business that may come before the Town Board.

AUDIENCE

VACANCIES
Recreation Commission (2)
Board of Assessment Review (1)
CV Park District Advisory Committee (3)
CV Water District Advisory Committee (3)

APPROVAL OF VOUCHERS

General Highway CVPD CVWD

ADJOURNMENT

Philipstown Depot Theatre Development Corporation Special Meeting
March 6, 2014

The Philipstown Depot Theatre Development Corporation held a Special Meeting on the above date at 7:30 p.m., at the Town Hall, 238 Main Street, Cold Spring, New York.

AGENDA

1. Supervisor Shea called the meeting to order and ascertained that there was a quorum.

2. Claudio Marzollo nominated Beth Shanahan and Jack Goldstein as additional directors of the corporation.

The following Resolution was presented by Claudio Marzollo, seconded by Councilman Van Tassel and unanimously carried;

RESOLVED, that the following persons are elected directors of the corporation, each to serve for a term expiring at the Annual Meeting in the year set opposite their names:

Beth Shanahan	2016
Jack Goldstein	2017

There being no further business to discuss, the Special Meeting of the Philipstown Depot Theatre Development Corporation Meeting closed at 7:36 p.m.

Respectfully submitted by,

Joan B. Clauss
Deputy Town Clerk

Monthly Town Board Meeting
April 3, 2014

The Town Board of the Town of Philipstown held their Monthly Meeting on the above date at 7:30 p.m., at the Town Hall, 238 Main Street, Cold Spring, New York.

PRESENT:	Richard Shea	Supervisor
	Nancy Montgomery	Councilwoman
	John Van Tassel	Councilman
	David Merandy	Councilman
	Michael Leonard	Councilman

Supervisor Shea opened the meeting with a Salute to the Flag.

REVIEW OF MINUTES

The Minutes of the Town Board Meeting of March 6, 2014, were reviewed.

Councilwoman Montgomery made a motion, seconded by Councilman Merandy and unanimously carried, that the Minutes of the Town Board Meeting of March 6, 2014, are hereby approved as presented.

COMMITTEE REPORTS

CB – Councilman Leonard reported that there was no meeting this month because the applicants were not ready, mostly due to the winter weather. He expects that within the next month they should be ready to go. He would like to remind everyone that the Conservation Board not only decides handling applications coming in, but also assists people that have questions. The people on this board have a wealth of knowledge with all kinds of skills and are able to answer all your questions.

RECREATION – Councilman Van Tassel reported that he and Councilwoman Montgomery attended this months meeting. The financial report and minutes were read and approved. Upcoming programs, spring and summer, were discussed as well as the conditions of the fields, which were under snow at the time. Prior to the meeting the commission interviewed a candidate for the position on the board. Director Stickle had asked him to read and accept the resignation of Stephanie Hawkins from the Recreation Commission and that the position be advertised in the paper. He said they do have two candidates currently applying for the position, but welcome more applications. The next meeting is still uncertain due to a death in the family of one of the members. As soon as it is scheduled it will be posted on the Town website and the Recreation Commission website.

RECYCLING – Councilwoman Montgomery said that there was nothing new, but she did meet with Roger Chirico to discuss what the possibilities might be to expand. Councilman Merandy and she will visit a recycling center in Kent and she will visit another one in Hudson, New York. In the future she feels a lot will come down in mandating and a time will come that we will have to do a lot more and she wants to be prepared for that.

PLANNING BOARD - Councilman Merandy reported that the meeting was cancelled and has been rescheduled for April 10. He read what will be on the agenda: Drake Petroleum, Lanza – River Home LLC, Getz, 20 Nazareth Way, Olspan Warehouse, Manitou Properties and RDR Equities. Councilwoman Montgomery noted that the date of the meeting is a change in the regular schedule.

ZONING – Councilman Van Tassel reported that he attended the March 10 meeting at which time there was a Public Hearing for Will & Gabriel Volvo. They also discussed a letter received from Dana Raymond. The next meeting, which was scheduled for April 14, has been cancelled due to lack of agenda items.

HIGHWAY – Councilman Van Tassel read the report submitted by Highway Superintendent Roger Chirico, which is on file at the Town Clerks office.

BUILDING & LAND ACQUISITION – Supervisor Shea said that they did look at the Recycling Center and that the roof and garage doors on the building needed to be repaired. Councilman Van Tassel has gotten a price on the roof repair. They are looking forward to rehabbing that building and making better use of it.

BUTTERFIELD LIBRARY - Gillian Thorpe reported that Friends of Butterfield are conducting their annual membership appeal. Anyone interested in becoming involved should contact Jane D'Emic at the library. The library is participating in an IMPACT survey on library technology, which will help shape services in the future. The survey can be found on their website. Big Truck Day is just around the corner – June 1st from 11 – 2 pm. Anyone interested in volunteering should contact Gillian Thorpe at the library. National Library Week is April 13-19th. Check out the calendar at butterfieldlibrary.org to learn more. Local artists are invited to host an opening reception and sell their works at the library – no fees. Contact Luanne Morse at 265-3040. Their annual report is now on the website. She extended an invitation to the Board to visit the library to discuss future goals (i.e. senior citizens). They do home deliveries for seniors/homebound. A recent concern is security (drugs use on the property) and she has asked the police to step up patrols.

Councilman Merandy asked her (as President of the School Board) what was happening there. She said that things are tough and they have a $700,000 gap to make up. They are only getting about $82,000 from the gap elimination money. The increase this year is 1.09%, which is about $125,000. They are in really dire straights and so are looking at doing some cutting.

COUNTY LEGISLATOR REPORT - Legislator Scuccimarra thought it would be appropriate to touch on the County Executive's State of the County Address – "Halfway to the Future Putnam Economy, Where Did Our Money Go": 32.3 million for Social Service Programs, 31.5 million Public Safety, 11.6 million Health Services and 26 million for Debt Service. The monies came from: Sales Taxes 54.3 million, Real Property Taxes 44.1 million, Department Revenues 36 million, and State & Federal Aid 24.6 million. She noted that 70% of our budget goes to unfunded state mandates. She said that she applauds Senator Gipson who has come up with a lot of fantastic initiatives to reduce mandates and

help with mandate relief. You can check the website to see other things the County Executive brought forward.

One thing that hits home here and is appropriate with St. Christopher's and Walter Hoving Home being here tonight is an app called www.putnamcountycares.com . This site is to get information out to the public as fast as possible with regard to getting help for suicide prevention, alcoholism, along with the regular police, fire information. This site will also provide information on where to get help and the warning signs. There were two proclamations at the last meeting; one being to declare this month "Alcohol awareness Month", the other "Peers influence Peers". The Haldane PTA is sponsoring "Drug Crisis in our Backyard" on April 23, at which time the Salomore's will be presented. This couple lost their son a few years ago and they are now going around to bring awareness about the drug problem. On April 24 from 6-7pm Senator Ball will be doing a round table to be pro active on this situation at the Palladium Center in Carmel. April 26 is medication "take back" day at Putnam Hospital Center.

Legislator Scuccimarra said that she did meet with the Garrison Post Office and it was very informative. They are trying to address all the concerns of the neighbors on that road.

TOWN OF PHILIPSTOWN
MONTHLY REPORT OF TOWN SUPERVISOR
MONIES RECEIVED AS OF APRIL 3, 2014

GENERAL & PART-TOWN FUNDS

Rec, Community Paper Recycling	$46.15
Building Fees 2/14	7,341.00
Argonaut Ins.-Dahlia House Damage	4,374.93
C.T.V. Fees (2013)	12,788.00
C.T.V. Fees (2013)	19,506.00
Justice Fees 2/14	4,439.00
Justice Fees 2/14	2,633.00
T.C. Fees (dogs) 2/14	375.00
T.C. Fees 2/14	263.26
Bank Interest	175.59

HIGHWAY FUND

P. C. Gas	396.44
P. C. Gas	1,519.62
Bank Int.	243.21

CONTINENTAL VILLAGE WATER DISTRICT

Bank Interest	1.95

CONTINENTAL VILLAGE PARK DISTRICT

Bank Interest	19.05

AGENDA

1. Presentation from Senator Terry Gipson

Town Clerk Merando introduced Senator Terry Gipson. Senator Gipson said that they are in the midst of an ongoing local governments tour and he is the ranking member of the State Senate Local Government Committee. He is trying to get around to his more than 30 local governments (towns, cities, villages) at least once a year just to update us on what they are doing in terms of dealing with local government issues. Of course you can always reach out to him at any time during the year. He read through a variety of the things they are working on that relate directly to Philipstown and then would open it up to questions. One of the biggest reasons for him being here is to engage in a discussion of things that we may need, that they may not be aware of. Brian Kelly, Director of Government Operations was also present to take notes and hopefully they will leave with some good ideas.

Senator Gipson went on to discuss this year's budget and gave an overview of a number of items that they are working on: unfunded mandates, "Good Neighbor Act" which is for property owners who do not maintain there property, a "tool" that could help senior citizens stay in their homes by reducing their property taxes, lime disease research and a big portion of a $90 million grant for parks.

Supervisor Shea asked for guidance on state funding for historic buildings like our town hall. He thanked him for his support and was glad that he is our State Senator.

2. David Gerber, Director of Counseling and Marianne Taylor-Rhoads, Chief Operating Officer from St. Christopher's Inn to discuss the drug epidemic.

Town Clerk Merando introduced David Gerber, Director of Counseling and Marianne Taylor-Rhoads, Chief Operating Officer of St. Christopher's Inn. Councilwoman Montgomery said that Supervisor Shea and she had a conversation a couple of weeks ago regarding this crisis that our community is faced with and wanted to continue the conversation by bringing our neighbors from Garrison who have presented a model, like no other, that has a proven success rate. So they were invited here tonight to continue the conversation on this scary subject.

Mr. Gerber said that they understand the fear and frustration we are experiencing since they are experiencing it too. This is the worst he has seen in many years. He wanted people to understand how we got here. In 1996 the pharmaceutical companies claimed that less than 1% of patients would become addicted to these new drugs – Vicodin and Oxicodone. They sold this idea to major organization like the Joint Commission of Health Organization and the Psych Commission, who then cited doctors for not prescribing enough medication for pain to their patients." He went on to explain that these drugs are very expensive so addicts turn to heroin to satisfy their cravings. Heroin is widely available and inexpensive to buy. Mr. Gerber's advice to parents is to "lock up your medications".

Marianne Taylor-Rhoades, COO of St Christopher's Inn went on to reiterate what Mr. Gerber said. She said, "Heroin is no longer a street junkie drug – it is now a white middle class kid's drug. Marijuana was once the #1 illegal drug of choice for high school students; now heroin is #1." Ms. Taylor-Rhoades went on to say that St. Christopher's runs an all inclusive rehab model for adult men, which is technically a day treatment program, but they are able to offer shelter services at no cost to their clients through the generosity of the Graymoor Friars of Atonement and their benefactors. They have 170 beds and are filled to capacity with a waiting list at this time. She also lamented that there is not much help available for young people on this side of the county.

Councilman Van Tassel asked Ms. Taylor-Rhoades "as a father of an 8 and 10 year old when do I have to start this conversation about drugs"? She told him that it should start now. "You should tell them not to take any pills other than from their parents". Councilwoman Montgomery said that there are a lot of organizations, but St. Christopher's has a model that is all-inclusive. We have to wake up and realize that this is a public health issue and need to address it like tobacco and obesity. She said that Putnam County and the Federal Government are trying to get this area designated as a HIDA (high density drug area), which will get us more funding for crime prevention. The state announced that they will be allocating 7.95 million for treatment and we hope we can get some of that. Councilman Van Tassel said that he saw an advertisement about Narcan, similar to an epipen, that is being distributed which can hopefully save lives.

3. **Resolution authorizing Supervisor Shea to sign the contract between Putnam County Real Property Tax Services and the Town for all required documents in connection with real property taxes.**

RESOLUTION #-2014
The following Resolution was presented by Councilman Van Tassel, seconded by Councilman Leonard and unanimously carried;

RESOLVED, that the Town Board hereby authorizes Supervisor Shea to sign the contract between Putnam County Real Property Tax Services and the Town of Philipstown to prepare the necessary documents for property taxes.

4. **Resolution authorizing Supervisor Shea to sign the letter of intent with regard to the County Hazard Mitigation Plan.**

Supervisor Shea said that Councilwoman Montgomery and Code Enforcement Office Kevin Donohue have been working on this – in order to avail us of certain federal/state programs as far as grant monies and recovery funds you must have an all hazards plan for your town. The county has been given a grant and we are going to work with them, under their umbrella, to get our all hazards plan done so we can access these funds and work with the county when we have emergencies. Councilwoman Montgomery said hopefully there will be an opportunity for the County to come out and interview residents here to pinpoint hazards. Councilman Van Tassel said that after hurricane Sandy and Irene it was

evident where our problems are. Supervisor Shea had a good meeting with the county and will be getting a status check on that and then we will avail ourselves of federal funds.

RESOLUTION #-2014
The following Resolution was presented by Councilwoman Montgomery, seconded by Councilman Van Tassel and unanimously carried;

WHEREAS, the County Hazard Mitigation Plan is necessary to enable the County to apply for Federal Disaster Mitigation funds and FEMA money; and

WHEREAS, the solicitation by the County of input from Towns and Villages is required, and it is in the Town of Philipstown's best interest to participate;

NOW, THEREFORE BE IT RESOLVED, that the Town Board of the Town of Philipstown hereby authorizes Supervisor Shea to sign the letter of intent to participate in the Putnam County Hazard Mitigation Plan Project.

5. **Resolution to re-appoint David Klotzle as Wetlands Inspector and Natural Resource Officer and authorize Supervisor Shea to sign the agreement for fiscal year 2014.**

Supervisor Shea noted this was just a technical change.

RESOLUTION #-2014
The following Resolution was presented by Councilman Leonard, seconded by Councilman Merandy and unanimously carried;

RESOLVED, that the Town Board hereby re-appoints David Klotzle as Wetlands Inspector and Natural Resource Officer and authorizes Supervisor Shea to sign the agreement for fiscal year 2014.

6. **Resolution referring a proposed Local Law to amend Chapter 175-8 to change the zoning designation from "OC" to "HC" to the Putnam County Division of Planning and the Philipstown Planning Board. (Patel's property, 3577-3585 Route 9, Cold Spring, NY)**

Supervisor Shea said this change for zoning is for the Countryside Motel whose owner came to the Town to say that he could not do what he would like to do out there with the current zoning designation – so in order to help him the Board decided to make this change.

RESOLUTION #-2014
The following Resolution was presented by Councilman Van Tassel, seconded by Councilwoman Montgomery and unanimously carried;

RESOLVED, that the Town Board approves referring a proposed Local Law to amend Chapter 175-8 to change the zoning designation from "OC" to "HC" to the Putnam County Division of Planning and the Philipstown Planning Board with the only change being that we are not going to set a Public hearing date at this time.

7. Resolution authorizing Town Clerk Merando to advertise for proposals for the 2014 landscaping at the Town's Cemeteries.

Supervisor Shea said that this is one area that we will be missing Betty Budney as she really did a great job for the town in maintaining the cemeteries. For many years they had been overgrown. Betty knew where all the cemeteries were even cemeteries not on this list but on private property. There is a lot of history there and they need to be maintained. He noted that every year we also get Haldane to do a project before Memorial Day.

RESOLUTION #-2014
The following Resolution was presented by Councilman Leonard, seconded by Councilman Merandy and unanimously carried;

RESOLVED, that the Town Board hereby authorizes Town Clerk Merando to advertise for proposals for the landscaping at the Town's Cemeteries.

8. Supervisor Shea to appoint a board member to oversee cemetery maintenance.

Supervisor Shea asked if anyone would step up to take this position. Councilman Leonard agreed to take on the job. With that Supervisor Shea appointed Councilman Leonard as the Board member to oversee the cemetery maintenance.

9. Resolution authorizing a donation in the amount of $300 to the Nelsonville Fish & Fur for this year "Kids Fishing Day" scheduled for May 4, 2014.

RESOLUTION #-2014
The following Resolution was presented by Councilman Van Tassel, seconded by Councilman Leonard and unanimously carried;

RESOLVED, that the Town Board hereby authorizes the donation in the amount of $300 to the Nelsonville Fish & Fur for this years "Kids Fishing Day" scheduled for May 4, 2014.

10. Resolutions setting the Zoning Board of Appeals meeting schedule as follows:

The Zoning Board Meeting shall be held at the Philipstown Town Hall on the 2nd Monday of each month at 7:30pm.

Town Clerk Merando noted that she received a letter from Robert Dee, Chairman of the Zoning Board requesting that this change be made since there has been some confusion with the website and the Town Code which lists the meetings as the 2nd and 4th Mondays.

RESOLUTION #-2014
The following Resolution was presented by Councilman Leonard, seconded by Councilman Merandy and unanimously carried;

RESOLVED, that the Town Board changes the meeting schedule for the Zoning Board of Appeals from the second and fourth Monday's of every month to the second Monday only, effective immediately.

The Zoning Board Meeting shall be held at the Philipstown Town Hall on the 2nd Monday of each month at 7:30pm.

11. Resolution authorizing Supervisor Shea to sign the Inter-municipal Agreement with the Town of Cortlandt with regard to shared equipment.

Supervisor Shea said that they are making motions toward consolidations and sharing services, that we already share services with the municipalities of Fishkill, Cold Spring, Cortlandt and Putnam County. This takes the burden off the taxpayer in that everybody does not have all this equipment. It allows us to loan equipment and also receive equipment and services.

RESOLUTION #-2014
The following Resolution was presented by Councilman, seconded by Councilwoman and unanimously carried;

RESOLVED, that the Town Board hereby authorizes Supervisor Shea to sign the Inter-municipal Agreement with the Town of Cortlandt for shared equipment, including, but not limited to, trucks, buses, and other vehicles and equipment.

12. Code Enforcement Report

Town Clerk Merando read the report submitted by the Code Enforcement Officer, Kevin Donohue, copy of which is on file in the Town Clerks Office.

13. Schedule Workshop/Meetings

April 9, 2014	@7:30pm	Workshop – discussion on Town owned buildings & infrastructure
April 23, 2014	@7:30pm	Workshop – Villages of Cold Spring & Nelsonville to continue discussions on combining building departments
April 30, 2014	@7:30pm	Pre-board

14. Any other business that may come before the Town Board.

Supervisor Shea said that with all the work that we do we do not often get to point out the things that we succeed on; one being the work that was done on Hudson Way – where a

resident, who had a failed subdivision, left the road in terrible condition and was not going to do the work that had been agreed to in their planning board approval. Fortunately we did have a bond on the property so we were able to go to court and quickly take that bond money. We were then able to do the work before the winter. Supervisor Shea thanked everyone who worked on that project.

Supervisor Shea said they are still working with the Village of Cold Spring and finishing up on the consolidation efforts and the fjord trail.

Supervisor Shea talked about a presentation they had last night on solar power purchase agreements and said that they are strongly considering installing a solar facility on top of the Recreation building to generate electricity. They were told last night that we could generate up to 53% of our electric use, at no cost for the installation and we would own it in 5 ½ years. The provider mentioned that we could get an energy audit so we could drop our usage. He went on to say that they are excited about this and will be following up on this. They are going to meet next Wednesday to talk about this building and other buildings in town and their disposition. Supervisor Shea said that we need to maintain them as you would with your own home. We need to make a serious effort to fix this building and make better use of the building next door. This may mean that we have to divest ourselves of some properties we own, by consolidating our services into smaller or more efficient spaces and making these buildings more energy efficient. The public needs to know that we need to maintain this building and preserve our history.

Councilman Van Tassel said that Roger Chirico contacted him about a mile marker that was knocked down at Old Albany Post Road that needed to be repaired and he has received one price and has asked two other local masons to bid. He did meet with Mrs. Duran on Indian Brook Road (the property is below Dick's Castle bridge) where water is coming off Route 9D onto her property. He contacted NYS DOT and is waiting for a call back from an engineer.

Councilwoman Montgomery thanked Stephanie Hawkins for her service on the Recreation Committee.

AUDIENCE

Catherine Garnsey asked the Board if we (the Town) had a municipal channel and whether or not we were expanding it. Supervisor Shea responded that yes we do. Councilwoman Montgomery said that we are working on the municipal channel with Cablevision. Supervisor Shea said this is a great resource that is underutilized. Councilwoman Montgomery said that this is a work in progress.

Joe Larese who lives on Oak Hill Drive off Lane Gate Road, read today in the Putnam County News & Recorder about a Town Board meeting on a possible cell tower being put on the landfill site. He is interested in getting information on the status on that. Supervisor Shea said that they had a meeting/regular workshop last Wednesday with a

tower company that came in and who is looking for coverage for the Route 9 corridor that they do not have now. The landfill is not totally utilized and this could generate some revenue for us so they are cautiously exploring this possibility. He said, "The tower cannot go on the cap of the landfill". One thing he would say is that whether or not the town does this... it could still go on private property and we would lose revenue while the cell tower still goes in. Supervisor Shea noted that the benefits would be: EMS antennas could go on the tower, highway radios and County use. The tower company has offered to put a generator at the site for emergency services when there are outages. He did meet at the site today with the tower company and their engineers. They will come in and make another presentation as to where this can go and the needs. Based on that we will proceed with a plan of what the tower will look like on the site. The last thing we are looking to do is disturb people. Mr. Larese's concern is that there are quite a few residents that it might affect and he just wishes that he had been made aware of this before having read it in the paper. He hopes that they get the same courtesy as other residents have gotten with regard to issues they have come forward with. Supervisor Shea said this is not just going to happen without the people within proximity of the site giving input. Councilman Merandy said that he understands the residents concerns.....this is at the beginning stages and they will be notified when and if this proceeds.

Mr. Steve Sterling also lives near the site and wanted to share a couple of cautionary tales because he thinks it is important. His brother in Pennsylvania took some of his property and allowed a cell tower company to build on it. What he found out was that he had no control and the tower company kept building on it and eventually he had to give up his property. The lesson we need to understand is that these companies are very aggressive. We need to make sure that we understand that this is an extremely complicated contract and an extremely sophisticated industry. At the end of the day their business is the future of that business and not this community.

Mr. Clive Bullard said that he lives right next-door and asked where the tower would actually be. Supervisor Shea said it would not be on the cap, but on the ground. He asked about where the entrance would be. Supervisor Shea said it would be on the south side off of Route 9. Councilman Merandy explained that it looks like they are looking at going south down in the valley. Mr. Bullard asked how tall the tower would be. The board said that they did not know at this time. He asked how long before they would know. Supervisor Shea said that it would be a few weeks before they would meet again and then once they met they would see what everybody thinks about it.

Bob Juby, East Mountain Road, said that last year the board was gracious enough to come up with Superintendent Chirico and the engineer to walk the road and the washed out section. The road has been done very well this year, but with the rain the other day it washed out. Something needs to be done with the area around the metal grate. Councilman Van Tassel will contact Superintendent Chirico tomorrow.

Andy Chmar announced that on Sunday, April 27, 2014 the Hudson Highland Land Trust will have a presentation focusing on energy conservation and measures that residents can undertake themselves. They will focus on three different components of energy

conservation: community wide conservation, new home construction/renovation, and what can a homeowner do to improve their home now. There will be a break out session in the afternoon. Lunch will be served – free.

Dave Vickery said it has come to his attention that up on Route 9 where the new traffic light is that there is not adequate signage for what the County road name is.

VACANCIES

Recreation Commission (2)
Board of Assessment Review (1)
CV Park District Advisory Committee (3)
CV Water District Advisory Committee (3)

APPROVAL OF VOUCHERS

Councilwoman Montgomery made a motion, seconded by Councilman Merandy and unanimously carried that the General Vouchers in the amount of $86,188.53 are hereby approved as set forth in Abstract 3A & 4.

Councilwoman Montgomery made a motion, seconded by Councilman Leonard and unanimously carried that the Highway Vouchers in the amount of $53,272.01 are hereby approved as set forth in Abstract 3A & 4.

Councilman Van Tassel made a motion, seconded by Councilman Leonard and unanimously carried that the CVPD Vouchers in the amount of $966.65 are hereby approved as set forth in Abstract 4.

Councilman Merandy made a motion, seconded by Councilman Van Tassel and unanimously carried that the CVWD Vouchers in the amount of $6,442.60 are hereby approved as set forth in Abstract 4.

There being no further business to discuss, Councilman Merandy made a motion, seconded by Councilman Leonard to close the Town Board Monthly Meeting at 9:45 pm.

Respectfully submitted by,

Theresa Crawley
Deputy Town Clerk

Town Clerk <townclerk@philipstown.com>

Fwd: Recreation Commission :: Resignation

1 message

Town Supervisor <supervisor@philipstown.com> Fri, Apr 4, 2014 at 10:30 AM
To: Town Clerk <townclerk@philipstown.com>

---------- Forwarded message ----------
From: **John Maasik** <jmaasik@gmail.com>
Date: Mon, Mar 31, 2014 at 3:34 PM
Subject: Re: Recreation Commission :: Resignation
To: Stephanie Hawkins <peashoot@gmail.com>
Cc: Town Supervisor <supervisor@philipstown.com>, john Van Tassel <jvt65@optonline.net>, Nancy Montgomery <nmontgomery@philipstown.com>, dave merandy <dmerandy@gmail.com>, Michael Leonard <michaelleonard8544@gmail.com>

Hi Stephanie,

Thank you for your service to the community and the valuable insight you have provided on the recreation commission. It will be sad to see you go, but I know you will be busy serving the community in other ways. I'll discuss your idea for an exit-interview at our next meeting tomorrow night.

Best wishes,
John Maasik
Philipstown Recreation Commission - Chair

On Wed, Mar 26, 2014 at 3:04 PM, Stephanie Hawkins <peashoot@gmail.com> wrote:
Salutations my fine feathered Colleagues!

I write to tender my resignation from the Recreation Commission.

Thank you very much for the privilege of serving the Town as part of the Rec. I enjoyed very much my work with the Depot Theatre and my colleagues on the Commission. I am proud to have collaborated with Commissioner John Maasik (copied here) to institute recycling at the Community Center and over the past 2 years I enjoyed very much working with colleagues Joel Conybear, Phil Contennec, Seth Dinitz, Al Zgolinski, Claudio Marzollo, Bill Mazzuca, Nancy Montgomery, Dave Merandy and John Van Tassel.

If the board is interested in my parting thoughts (exit-interview style), I'm happy to sit down with any combination of the Town Board or Rec Commission to debrief.

We have excellent people making good things happen in our Town!
The Rec offers many of those!

Sincerely,
Stephanie Hawkins

RECEIVED 4/4/13

4/4/2014 10:37 AM

Town Clerk <townclerk@philipstown.com>

Fwd: Recreation Commission :: Resignation

1 message

Town Supervisor <supervisor@philipstown.com> Fri, Apr 4, 2014 at 10:30 AM
To: Town Clerk <townclerk@philipstown.com>

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From: **John Maasik** <jmaasik@gmail.com>
Date: Mon, Mar 31, 2014 at 3:34 PM
Subject: Re: Recreation Commission :: Resignation
To: Stephanie Hawkins <peashoot@gmail.com>
Cc: Town Supervisor <supervisor@philipstown.com>, john Van Tassel <jvt65@optonline.net>, Nancy Montgomery <nmontgomery@philipstown.com>, dave merandy <dmerandy@gmail.com>, Michael Leonard <michaelleonard8544@gmail.com>

Hi Stephanie,

Thank you for your service to the community and the valuable insight you have provided on the recreation commission. It will be sad to see you go, but I know you will be busy serving the community in other ways. I'll discuss your idea for an exit-interview at our next meeting tomorrow night.

Best wishes,
John Maasik
Philipstown Recreation Commission - Chair

On Wed, Mar 26, 2014 at 3:04 PM, Stephanie Hawkins <peashoot@gmail.com> wrote:
Salutations my fine feathered Colleagues!

I write to tender my resignation from the Recreation Commission.

Thank you very much for the privilege of serving the Town as part of the Rec. I enjoyed very much my work with the Depot Theatre and my colleagues on the Commission. I am proud to have collaborated with Commissioner John Maasik (copied here) to institute recycling at the Community Center and over the past 2 years I enjoyed very much working with colleagues Joel Conybear, Phil Contennec, Seth Dinitz, Al Zgolinski, Claudio Marzollo, Bill Mazzuca, Nancy Montgomery, Dave Merandy and John Van Tassel.

If the board is interested in my parting thoughts (exit-interview style), I'm happy to sit down with any combination of the Town Board or Rec Commission to debrief.

We have excellent people making good things happen in our Town!
The Rec offers many of those!

Sincerely,
Stephanie Hawkins

RECEIVED 4/4/13

4/4/2014 10:37 AM

--

John A. Maasik
jmaasik@gmail.com
c. 845.926.7187

RESOLUTION #
The following Resolution was presented by ____, seconded by _____ and unanimously carried;

RESOLVED, that the Town Board hereby accepts the resignation of Stephanie Hawkins as a member of the Philipstown Recreation Commission effective April 4, 2014.

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

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

Memo

To: Town Board

From: Kevin Donohue, Code Enforcement Officer

Date: 4/8/2014

Re: Request to waive building permit fee for Garrison Volunteer Ambulance Corp

---

The Garrison Volunteer Ambulance Corp has applied for a building permit to install a new gas boiler at the One Buena Vista Road Garrison, NY and would like to request the Town Board to waive the $75 building permit fee.

RESOLUTION #
The following Resolution was presented by _____, seconded by ____ and unanimously carried;

RESOLVED, that the Town Board hereby waives the building permit fee for the Garrison Volunteer Ambulance Corp. to install a new gas boiler at One Buena Vista Road, Garrison, New York.

RESOLUTION #
The following Resolution was presented by ____, seconded by _____ and unanimously carried;

WHEREAS, the Garrison Volunteer Fire Company, Inc. has proposed to enter into a lease-purchase agreement in order to finance certain equipment consisting of "One (1) 3,000 Gallon Tanker with pump on a Freightliner Chassis" and will be located at the Garrison Fire Company Firehouse, 1616 Route 9, Garrison, New York;

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Philipstown hereby schedules a Public Hearing on _____, 2014 at ____ 7:30 p.m. to hear persons for/against proposed lease-purchase agreement in the maximum aggregate principal amount of $309,500.00

LEGAL NOTICE
Town of Philipstown

NOTICE OF PUBLIC HEARING·
ON THE PROPOSED FINANCING OF EQUIPMENT
BY THE GARRISON VOLUNTEER FIRE COMPANY, INC.

NOTICE IS HEREBY GIVEN, that the Town Board of the Town of Philipstown, County of Putnam, State of New York, will meet on _____ __, 2014, at 7:00 o'clock p.m. at the Town Hall, 238 Main Street, Cold Spring, New York, for the purpose of conducting a Public Hearing pursuant to the requirements of Section 147(f) of the Internal Revenue Code of 1986, as amended, on a proposal that The Garrison Volunteer Fire Company, Inc., the "Issuer," enter into a lease-purchase agreement in order to finance certain equipment. The equipment to be financed consists of One (1) 3,000 Gallon Tanker with pump on a Freightliner Chassis and will be located at the Garrison Fire Company Firehouse, 1616 Route 9, Garrison, New York.

To finance the costs of such equipment and to pay costs and expenses incidental to the financing, the "Issuer" proposes to enter into a lease-purchase agreement in the maximum aggregate principal amount of $309,500.00.
The "Issuer" will be required to pay all expenses of operating, maintaining and insuring the equipment and to pay all taxes on the equipment. The rental payments due pursuant to the lease-purchase agreement will be secured by a security interest in the equipment.

All persons interested may appear and be heard at said time and place or may file written comment with the Town Clerk of the Town of Philipstown prior to the date of hearing set forth hereinabove.
DATED: _____ __, 2014

BY ORDER OF THE
TOWN BOARD OF THE
TOWN OF PHILIPSTOWN
Tina M. Merando
Town Clerk

RESOLUTION – Type II Action

WHEREAS, the Garrison Volunteer Fire Company, Inc., has proposed to enter into a lease-purchase agreement in order to finance certain equipment consisting of "One (1) 3,000 Gallon Tanker with pump on a Freightliner Chassis" and will be located at the Garrison Fire Company Firehouse, 1616 Route 9, Garrison, New York;

NOW, THEREFORE, BE IT RESOLVED, that this action is a Type II Action, as defined under NYCRR Part 617.13d, which is an action or class of actions which have been classified by the State of New York to not have a significant effect on the environment and thus do not require environmental impact statements or other determination or procedures under Part 617 of the Environmental Conservation Law.

RESOLUTION - §147(f) Public Hearing

WHEREAS, the Town of Philipstown Town Board conducted a Public Hearing on _____ __, 2014, at 7:30 p.m., at the Town Hall, Town of Philipstown, 238 Main Street, Cold Spring, New York, in connection with entering an Agreement in order to finance equipment consisting of "One (1) 3,000 Gallon Tanker with pump on a Freightliner Chassis," which hearing was held pursuant to Internal Revenue Code Section 147(f); and

WHEREAS, said section 147(f) requires approval of such financing by the Town, which approval does not in any way constitute any financial involvement or obligation of the Town.

NOW, THEREFORE, BE IT RESOLVED, that the Supervisor is hereby authorized to sign the Section 147(f) Approval and Written Agreement presented by the Garrison Volunteer Fire Company, Inc., in connection with the foregoing financing.

The question of the adoption of the foregoing Resolution was duly put to a vote on roll call, which resulted as follows:

Town of Philipstown

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

010311

APPLICATION FOR BUILDING AND ZONING PERMIT

Tax Map # 82.-2-41.1 Date Received: April 2, 2014

Construction Located at: One Buena Vista St, Garrison Garrison or Cold Spring

Owner: Garrison Volunteer Ambulance Corp Phone Number:

Mailing Address P.O. Box 121, Garrison, Ny 10524

Authorized Agent: Downey Oil Co Phone Number: 424-4401

Mailing Address 1 Bank St, Cold Spring

Description of Work: New Boiler Gas

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

Name of Subdivision: _____ Estimated Value of Construction $_____

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

Design Professional: _____ Phone _____

General Contractor: Downy _____ Phone _____ 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.

Venetia Keitz, President — April 2, 2014

Owner/Authorized Agent Signature — Date

Make Checks Payable To: **Town of Philipstown** **(Office Use)**

Chargeable footage: _____ sqft. FEE$ _____ **Received Date** _____**2013**

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 Philipstown, the Code Enforcement Official shall endorse this application by signature and date which herby authorizes the issuance of said permit when payment of FEES are received and duly recorded.

_____ _____

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

Section 147(f) Approval
and
Written Agreement

The undersigned Chief Elected Official of the Town of Philipstown (hereinafter referred to as "Town"), pursuant to section 147(f) of the Internal Revenue Code of 1986, as amended (the "code") hereby approves entering into an Agreement by the Garrison Volunteer Fire Company, Inc. in an aggregate principal amount not to exceed $309,500.00 to finance equipment consisting of One (1) 3,000 Gallon Tanker with pump on a Freightliner Chassis which will be located at the firehouse of the Garrison Volunteer Fire Company, Inc.

This approval is given following a public hearing held at 7:00 p.m. on _____ __, 2014, at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York, and is solely for the purpose of satisfying the requirements of Section 147(f) of the code. This approval does not in any way constitute any financial involvement or obligation of the Town of Philipstown.

Furthermore, this document acknowledges that for consideration, the receipt and for which is hereby acknowledged, the Garrison Volunteer Fire Company, Inc. is organized and operated to provide firefighting services for persons in an area of the Town; has provided fire fighting and other services for the Town since 1929; and the Garrison Volunteer Fire Company, Inc. hereby agrees to meet the requirement to continue to provide fire fighting and other services for the Town pursuant to its contracts with the Town.

DATED: _____ __, 2014

Garrison Volunteer Fire Co., Inc.	Town of Philipstown
_____	_____
Donna Corsi, President	Richard Shea, Supervisor

Title 26 - INTERNAL REVENUE CODE
Subtitle A - Income Taxes
CHAPTER 1 - NORMAL TAXES AND SURTAXES
Subchapter B - Computation of Taxable Income
PART IV - TAX EXEMPTION REQUIREMENTS FOR STATE AND LOCAL BONDS
Subpart A - Private Activity Bonds
Sec. 147 - Other requirements applicable to certain private activity bonds

§ 147 (f) Public approval required for private activity bonds

(1) In general
A private activity bond shall not be a qualified bond unless such bond satisfies the requirements of paragraph (2).

(2) **Public approval requirement**
(A) In general
A bond shall satisfy the requirements of this paragraph if such bond is issued as a part of an issue which has been approved by—
(i) the governmental unit—
(I) which issued such bond, or
(II) on behalf of which such bond was issued, and
(ii) each governmental unit having jurisdiction over the area in which any facility, with respect to which financing is to be provided from the net proceeds of such issue, is located (except that if more than 1 governmental unit within a State has jurisdiction over the entire area within such State in which such facility is located, only 1 such unit need approve such issue).
(B) Approval by a governmental unit
For purposes of subparagraph (A), an issue shall be treated as having been approved by any governmental unit if such issue is approved—
(i) by the applicable elected representative of such governmental unit after a public hearing following reasonable public notice, or
(ii) by voter referendum of such governmental unit.
....
(E) Applicable elected representative
For purposes of this paragraph—
(i) In general the term "applicable elected representative" means with respect to any governmental unit—
(I) an elected legislative body of such unit, or
(II) the chief elected executive officer, the chief elected State legal officer of the executive branch, or any other elected official of such unit designated for purposes of this paragraph by such chief elected executive officer or by State law.
If the office of any elected official described in subclause (II) is vacated and an individual is appointed by the chief elected executive officer of the governmental unit and confirmed by the elected legislative body of such unit (if any) to serve the remaining term of the elected official, the individual so appointed shall be treated as the elected official for such remaining term.
(ii) No applicable elected representative If (but for this clause) a governmental unit has no applicable elected representative, the applicable elected representative for purposes of clause (i) shall be the applicable elected representative of the governmental unit—
(I) which is the next higher governmental unit with such a representative, and
(II) from which the authority of the governmental unit with no such representative is derived.
....
(4) **Special rules for scholarship funding bond issues and volunteer fire department bond issues**

(B) **Volunteer fire department bonds**
In the case of a bond of a volunteer fire department which meets the requirements of section 150 (e), the political subdivision described in section 150 (e)(2)(B) with respect to such department shall be treated for purposes of paragraph (2) of this subsection as the governmental unit on behalf of which such bond was issued.

TITLE 26 - INTERNAL REVENUE CODE
Subtitle A - Income Taxes
CHAPTER 1 - NORMAL TAXES AND SURTAXES
Subchapter B - Computation of Taxable Income
PART IV - TAX EXEMPTION REQUIREMENTS FOR STATE AND LOCAL BONDS
Subpart C - Definitions and Special Rules
Sec. 150. Definitions and special rules

§ 150 (e) Bonds of certain volunteer fire departments

For purposes of this part and section 103 -

(1) In general
A bond of a volunteer fire department shall be treated as a bond of a political subdivision of a State if -
(A) such department is a qualified volunteer fire department with respect to an area within the jurisdiction of such political subdivision, and
(B) such bond is issued as part of an issue 95 percent or more of the net proceeds of which are to be used for the acquisition, construction, reconstruction, or improvement of a firehouse (including land which is functionally related and subordinate thereto) or firetruck used or to be used by such department.

(2) Qualified volunteer fire department
For purposes of this subsection, the term "qualified volunteer fire department" means, with respect to a political subdivision of a State, any organization -
(A) which is organized and operated to provide firefighting or emergency medical services for persons in an area (within the jurisdiction of such political subdivision) which is not provided with any other firefighting services, and
(B) which is required (by written agreement) by the political subdivision to furnish firefighting services in such area.

For purposes of subparagraph (A), other firefighting services provided in an area shall be disregarded in determining whether an organization is a qualified volunteer fire department if such other firefighting services are provided by a qualified volunteer fire department (determined with the application of this sentence) and such organization and the provider of such other services have been continuously providing firefighting services to such area since January 1, 1981.

(3) Treatment as private activity bonds only for certain purposes
Bonds which are part of an issue which meets the requirements of paragraph (1) shall not be treated as private activity bonds except for purposes of sections 147(f) and 149(d).

Town of Philipstown
238 Main Street
P.O. Box 155
Cold Spring, New York 10516

April 11, 2014

ATTN: RICHARD SHEA
Town Board
Town of Philipstown
238 Main Street
P.O. Box 155
Cold Spring, New York 10516

Re: Release of escrow funds on Drake Petroleum, Louis Lanza and River Home, LLC., applications

Dear Supervisor Shea:

I am writing to advise you that at the April 10, 2014 Town Planning Board meeting it was determined that the applications of Drake Petroleum, Louis Lanza and River Home, LLC., have been completed and that any escrow funds for processing and consultants' fees being held by the Town should be released back to the applicants at this time.

Thank you.

Very truly yours,

ANTHONY MERANTE
Chairman

Rec'd 4/16/14

For May agenda to Lina 4/16/14

RESOLUTION #
The following Resolution was presented by ____, seconded by ____ and unanimously carried;

RESOLVED, that the Town Board hereby authorizes the release of escrow funds for Drake Petroleum, Louis Lanza and River Homer, Inc. based upon the recommendation of Anthony Merante, Philipstown Planning Board Chairman.

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ **County** ☐ **City** ☒ **Town** ☐ **Village**
(Select one:)

of Philipstown

Local Law No. 1 **of the year 20** 14

A local law to amend Town Code Chapter 175 by amending Town Code Section 175-8 " Zoning
(Insert Title)
Maps" to change the zoning designation of certain property from "OC" to "HC.)

Be it enacted by the Town Board **of the**
(Name of Legislative Body)

☐ **County** ☐ **City** ☒ **Town** ☐ **Village**
(Select one:)

of Philipstown **as follows:**

(If additional space is needed, attach pages the same size as this sheet, and number each.)

TOWN OF PHILIPSTOWN LOCAL LAW NO. OF 2014

A LOCAL LAW TO AMEND TOWN CODE CHAPTER 175 BY AMENDING TOWN CODE SECTION 175-8 "ZONING MAPS" TO CHANGE THE ZONING DESIGNATION OF CERTAIN PROPERTY FROM "OC" TO "HC."

SECTION 1. INTENT and AUTHORITY

The intent of this local law is to amend the Town's Zoning Code in accordance with the Town Code of the Town of Philipstown, New York, Article X entitled "Amendments," to carry out the provisions of the Town's Comprehensive Plan in regard to certain zoning districts. This local law is adopted pursuant to the authority granted by the Municipal Home Rule Law of the State of New York and Article 16 of the Town Law of the State of New York.

SECTION 2. PURPOSE

The purpose of this local law is to amend the Town's Zoning Map to adjust the boundaries of the Office/Commercial/Industry Mixed-Use District ("OC") and the Highway Commercial District ("HC") to include within the HC District all that real property located at 3577-3585 U.S. Route 9, Cold Spring, New York, 10515.

SECTION 3. AMENDMENT OF CODE

Town Code §175-8 "Zoning Maps," is hereby amended to change the zoning designation from "OC" to "HC" of all that real property located at 3577-3585 U.S. Route 9, Cold Spring, New York, 10515, and identified on the Tax Map as Section 17., Block 1, Lot 71 (SBL 17.-1-71), consisting of approximately 3.34 acres bounded to its east by Albany Post Road, U.S. Route 9, and bounded to its west by Old Albany Post Road North, and bounded to its north by certain real property identified on the Tax Map as Section 17., Block 1, Lot 72.2 (SBL 17.-1-72.2), and bounded to its south by certain real property identified on the Tax Map as Section 17., Block 1, Lot 70 (SBL 17.-1-70), situated in the Town of Philipstown, Putnam County, State of New York.

SECTION 4. SEVERABILITY

If any clause, sentence, paragraph, word, section or part of this local law shall be judged by any court of competent jurisdiction to be unconstitutional, illegal or invalid, such judgment shall not affect, impair or invalidate the remainder thereof, but shall be confined in its operation to the language directly involved in the controversy in which judgment shall have been rendered.

SECTION 5. EFFECTIVE DATE

This Local Law shall become effective upon filing with the Secretary of State of the State of New York subsequent to having been duly adopted by the Town Board.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)
I hereby certify that the local law annexed hereto, designated as local law No. 1 of 2014 of the (County)(City)(Town)(Village) of Town of Philipstown was duly passed by the Town Board on _____ 20____, in accordance with the applicable
(Name of Legislative Body)
provisions of law.

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)
I hereby certify that the local law annexed hereto, designated as local law No. of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ and was deemed duly adopted
(Elective Chief Executive Officer)*
on _____ 20[ ][ ], in accordance w ith the applicable provisions of law.

3. (Final adoption by referendum.)
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____.
(Elective Chief Executive Officer)*

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)
I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved)
(Name of Legislative Body)
(repassed after disapproval) by the _____ on _____ 20____. Such local
(Elective Chief Executive Officer)*
law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

---

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)
I hereby certify that the local law annexed hereto, designated as local law No._____ of 20_____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20_____, became operative.

6. (County local law concerning adoption of Charter.)
I hereby certify that the local law annexed hereto, designated as local law No._____ of 20_____ of the County of _____State of New York, having been submitted to the electors at the General Election of November _____ 20_____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)
I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph _____ above.

_____
Clerk of the county legislative body, City, Town or Village Clerk or officer designated by local legislative body

(Seal)

Date: _____

RESOLUTION #
The following Resolution was presented by _____, seconded by _____ and unanimously carried;

RESOLVED, that the Town Board of the Town of Philipstown, hereby schedules the Public Hearing for a proposed Local Law to amend Chapter 175-8 to change the zoning designation of certain property from "OC" to "HC.

DRAKE LOEB HELLER
KENNEDY GOGERTY
GABA & RODD PLLC
ATTORNEYS AT LAW

555 Hudson Valley Avenue, Ste. 100
New Windsor, New York 12553

Phone: 845-561-0550
Fax: 845-561-1235
www.drakeloeb.com

James R. Loeb
Richard J. Drake
Glen L. Heller*
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Timothy P. McElduff, Jr.
Ralph L. Puglielle, Jr.

Nicholas A. Pascale
Benjamin M. Wilkinson
Taylor M. Palmer

Thomas J. Egan
Of Counsel

*LL.M. in Taxation

April 21, 2014

ATTN: SUPERVISOR RICHARD SHEA
Town of Philipstown Town Board
Town Hall
238 Main Street
Cold Spring, NY 10516

Re: OSC Common Facilities and Easement Agreement
Our File No.: 6082 - 65500

Dear Supervisor Shea and Town Board Members:

With the assistance of the Town's Engineering Consultant, Ron Gainer, I have reviewed the proposed amendment to the Open Space Conservancy Common Facilities and Easement Agreement ("CFA"). The CFA was originally entered into between OSC and an entity called Lostand Foundation, Inc. in regard to maintenance and use of common roadways and other infrastructure on their property located just off of Route 9d. The Town subsequently became a party to the CFA when the Town accepted a grant of land from OSC. Now OSC is granting land to an entity called Fish Mansion LLC, and the CFA is being amended to add Fish Mansion as a party.

The proposed amendment to the CFA does not adversely impact the Town in any way and, in fact, it may eventually help defray the Town's costs under the CFA. Accordingly, it is our recommendation that the Town Board approve the proposed amendment to the CFA. Enclosed is a draft resolution by which the Town Board may approve the proposed amendment if it decides to do so.

If you have any questions or comments please feel free to contact me.

Very truly yours,

STEPHEN J. GABA

SJG/ev/345513
cc: Ron Gainer

Writer's Direct
Phone: 845-458-7310
Fax: 845-458-7311
sgaba@drakeloeb.com

RESOLUTION #
The following Resolution was presented by ____, seconded by _____;

WHEREAS, the Town of Philipstown has entered into a Common Facilities and Easement Agreement ("CFA") with the Open Space Conservancy and Lostand Foundation in regard to certain real property located on Glenclyffe Road (off Route 9D); and

WHEREAS, OSC is deeding a portion of its property to Fish Mansion, LLC; and

WHEREAS, the parties to the CFA now propose to amend it to include Fish Mansion LLC as a party to the CFA due to the transfer of a portion of OSC's land to Fish Mansion, LLC;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. That the Town Board does hereby approve the amendment to the Common Facilities and Easement Agreement; and

2. That the Town Supervisor is authorized to execute the Common Facilities and Easement Agreement.

The vote on the foregoing Resolution was as follows:

ROLL CALL VOTE

Supervisor Shea	___
Councilwoman Budney	___
Councilwoman Montgomery	___
Councilman Van Tassel	___
Councilman Merandy	___

The resolution was thereupon declared duly adopted.

AMENDMENT TO DECLARATION OF COMMON FACILITIES
AND EASEMENT AGREEMENT

This AMENDMENT TO DECLARATION OF COMMON FACILITIES AND EASEMENT AGREEMENT (the "Amendment") dated as of _____, 2014 among OPEN SPACE INSTITUTE LAND TRUST, INC. successor by name change to OPEN SPACE CONSERVANCY, INC. ("OSILT"), a New York not for profit corporation having its principal office at 1350 Broadway, Room 201, New York, New York 10018, LOSTAND FOUNDATION, INC. ("Lostand"), a New York not for profit corporation having an address at 33 Katonah Avenue, Katonah, New York 10536, the TOWN OF PHILIPSTOWN ("Town"), a municipal corporation under New York law having its principal place of business at 238 Main Street, Cold Spring, New York 10516, and FISH MANSION LLC ("Fish Mansion"), a Delaware limited liability company having an address at 33 Katonah Avenue, Katonah, New York 10536.

WHEREAS, Open Space Conservancy, Inc. ("OSC") and Lostand entered into a Declaration of Common Facilities and Easement Agreement ("Agreement") dated as of March 20, 2003 and recorded with the Putnam County Clerk's Office in Liber 1617, page 420 on April 2, 2003;

WHEREAS, in connection with the conveyance by OSC to the Town of a portion of the property which is subject to the Agreement, OSC, Lostand and the Town entered into an Amendment to Declaration of Common Facilities and Easement Agreement dated as of August 11, 2006 and recorded with the Putnam County Clerk's Office in Liber 1819, page 477 on November 14, 2008 ("2006 Amendment"). All capitalized terms not otherwise defined in this Amendment shall have the same meanings as

afforded them in the Agreement, as amended by the 2006 Amendment (collectively, the "Agreement");

WHEREAS, OSILT intends to convey to Fish Mansion a portion of the OSILT Parcel (such portion, the "Fish Mansion Parcel"), which is identified as Lot 2 (Tentative Tax ID# 71.-1-13.112) on subdivision Map Nos. 2925C and 2925D ("Subdivision Map") filed in the Putnam County Clerk's Office on November 22, 2013 as Document Nos. 7710783 and 7710784, entitled "Final Subdivision Plat of Parcel A1 of Glenclyffe ... as shown on that certain 'Subdivision Plat Showing Further Subdivision of Parcel A ...' (which was filed in the Putnam County Clerk's Office on May 26, 2005 as Map No. 2925A), Open Space Conservancy, Inc., situate in the Town of Philipstown, Putnam County New York," (and subsequently amended) after which conveyance Fish Mansion will become an Owner;

WHEREAS, Fish Mansion has agreed to accept title to the Fish Mansion Parcel and assume the obligations of an Owner under the Agreement;

WHEREAS, after the conveyance by OSILT, of the Fish Mansion Parcel, OSILT will own two (2) lots ("OSILT Lot 1" and "OSILT Lot 3"); as such lots are more fully shown on the Subdivision Map (and identified as Lot 1, Tentative Tax ID# 71.-1-13.111 with respect to OSILT Lot 1 and Tentative Tax ID# 71.-1-13.113 with respect to OSILT Lot 3);

WHEREAS, OSILT, Lostand, the Town and Fish Mansion each acknowledge that the entire site and improvements thereon encompassing the OSILT Parcel, the Lostand Parcel, the Town Parcel and the Fish Mansion Parcel cannot be operated to serve their intended purposes without the continuing operation and maintenance of the common facilities;

WHEREAS, OSILT, Lostand, the Town and Fish Mansion LLC each have a vested interest in the smooth operation and continued maintenance of the common facilities and recognize that it is in their mutual interest and in the common good to maintain the common facilities in good order and minimize any disruption in the provision of services; and

WHEREAS, the parties hereto wish to amend the Agreement as more fully set forth herein.

NOW THEREFORE, the parties hereto hereby agree to amend the Agreement as follows:

1. Grant of Road Easement. Section 4 (Grant of Road Easement) and the corresponding Exhibit A (entitled "Road Easement") of the Agreement are hereby deleted in their entirety and replaced with the following:

"4. Grant of Road Easement.

4.1 There is hereby reserved by the Town a perpetual, non-exclusive easement for ingress to and egress from the Town Parcel, on, over and across such portions of the roads to the extent located on the Lostand Parcel or the Fish Mansion Parcel, as depicted on Exhibit A attached hereto and made a part hereof ("Road Easement Area"). For the avoidance of doubt the entire Road Easement Area: (a) is located partially on the Lostand Parcel, partially on the Town Parcel and partially on the Fish Mansion Parcel; and (b) is more fully located and identified on the Subdivision Map and Exhibit A attached hereto. The Subdivision Map also references a certain "New 30' Wide Emergency Access Easement" ("Emergency Access Easement") as more fully shown on the Subdivision Map. The Subdivision Map (as same may be amended from time to time) including, without limitation, the Emergency Access

Easement, is hereby incorporated into and made a part of this Agreement. In the event of a conflict between the Subdivision Map and Exhibit A, the Subdivision Map shall be controlling.

4.2 There is hereby reserved by Fish Mansion a perpetual non-exclusive easement for ingress to and egress from the Fish Mansion Parcel, on, over and across such portions of the Road Easement Area located on the Town Parcel or the Lostand Parcel, as more fully depicted on Exhibit A attached hereto.

4.3 There is hereby reserved by Lostand a perpetual non-exclusive easement for ingress to and egress from the Lostand Parcel on, over and across such portions of the Road Easement Area located on the Town Parcel or the Fish Mansion Parcel (as more fully depicted on Exhibit A attached hereto), and through the Fish Mansion Parcel's then existing roads (if any) to the extent not part of the Road Easement Area, if Lostand subsequently elects to access the Lostand Parcel from or through the Fish Mansion Parcel. Fish Mansion shall not be obligated to incur any expense to improve such roads (other than the Road Easement Area; and then only to the extent provided in this Agreement) to accommodate Lostand's use.

4.4 There is hereby reserved by OSILT a perpetual non-exclusive easement for ingress to and egress from OSILT Lot 3 on, over and across such portions of the Road Easement Area located on the Lostand Parcel, as more fully depicted on Exhibit A attached hereto.

For the avoidance of doubt: (a) Exhibit A attached to the Declaration of Common Facilities and Easement Agreement dated as of March 20, 2003 is deleted in its entirety and replaced with Exhibit A attached hereto; and (b) OSILT shall provide its own means of ingress to and egress from OSILT Lot 1 and

shall not have any right to use the Road Easement Area with respect to ingress to and egress from OSILT Lot 1."

2. Maintenance of Roads. Section 5 (Maintenance of Roads) of the Agreement is hereby deleted in its entirety and replaced with the following:

"5. Maintenance of Roads.

5.1 The roads within the Road Easement Area shall be operated and maintained in good repair and serviceable condition, improved and, if necessary, replaced (collectively, "Maintain") by the Authorized Party at all times. Maintenance of the Road Easement Area shall include without limitation, the plowing and sanding of the roads in the winter. The costs to Maintain shall be borne equally by the Owners of the Lostand Parcel, the Town Parcel, the Fish Mansion Parcel (subject to Section 5.3) and OSILT Lot 3 (subject to Section 5.3). If at any time or from time to time the Lostand Parcel, the Town Parcel, the Fish Mansion Parcel and/or OSILT Lot 3 is further subdivided the costs to Maintain the Road Easement Area shall be borne equally by all the then existing owners of the Lostand Parcel, the Town Parcel, the Fish Mansion Parcel and OSILT Lot 3 ("Equal Share"). For example, if the Lostand Parcel is further subdivided to create two (2) Parcels and, at the time immediately prior to such subdivision, there were four (4) Owners, each Owner shall (subject to the other provisions of this Agreement) pay, following the subdivision, as its Equal Share, one fifth ($1/5^{th}$) of the costs instead of one fourth ($1/4^{th}$) of the costs to Maintain the Road Easement Area.

5.2 The Authorized Party shall not have any obligation to Maintain any other roads on the Property. Maintenance and the costs of such

Maintenance with respect to any roads that are not part of the Road Easement Area shall be the responsibility of the Owner of such roads.

5.3 Notwithstanding anything contained in this Agreement to the contrary: (a) each Owner shall be solely responsible for the Maintenance of their respective parking lots and (except for the Road Easement Area) vehicle areas and other paved or unpaved areas; (b) until a building permit for the building known as the Fish Mansion, located on the Fish Mansion Parcel, is issued and construction commences (or the Fish Mansion is demolished and a building permit is issued for another building and construction commences with respect thereto), the owner of the Fish Mansion Parcel shall not pay any portion of the costs to Maintain the Road Easement Area; and (c) until the earlier of: a building permit is used for a building or other structure on OSILT Lot 3 and construction commences; or the Owner of OSILT Lot 3 commences construction of additional roads or parking areas on OSILT Lot 3, the owner of OSILT Lot 3 shall not pay any portion of the costs to Maintain the Road Easement Area."

3. As result of the conveyances by OSILT, of the Town Parcel to the Town and the Fish Mansion Parcel to Fish Mansion, all references in the Agreement to OSILT or the OSILT Parcel shall, to the extent applicable, mean OSILT, the Town and/or Fish Mansion (and the OSILT Parcel, the Town Parcel, the Fish Mansion Parcel, OSILT Lot 1 and/or OSILT Lot 3), as the case may be.

4. Notice to Fish Mansion. The parties to this Amendment further amend the Agreement by supplementing Section 18.5 of the Agreement, by adding the following notice address for the Fish Mansion Parcel Owner:

"18.5 if to Fish Mansion LLC as Fish Mansion Parcel Owner:

Fish Mansion LLC
33 Katonah Avenue
Katonah, New York 10536
Attn: Jonathan F.P. Rose

With a copy sent in a permitted manner to:

Dornbush Schaeffer Strongin & Venaglia, LLP
747 Third Avenue – 11th Floor
New York, New York 10017
Attn: Myron Cohen, Esq."

5. Ratification of Other Provisions. Except as otherwise amended by this Amendment, the Agreement is unmodified and remains in full force and effect.

6. Counterparts. This Amendment may be executed in two (2) or more counterparts each of which, when taken together, shall constitute a single original.

REMAINDER OF PAGE INTENTIONALLY BLANK

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first above written.

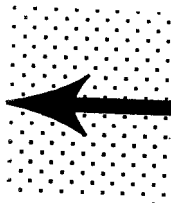
OPEN SPACE INSTITUTE LAND TRUST, INC., SUCCESSOR BY NAME CHANGE TO OPEN SPACE CONSERVANCY, INC., a not for profit New York Corporation

By:_____
Name:_____
Title:_____

LOSTAND FOUNDATION, INC., a not for profit New York corporation

By:_____
Name: Jonathan F.P. Rose
Title: President

TOWN OF PHILIPSTOWN, a municipal corporation under New York law
By:_____
Name: Richard Shea
Title: Supervisor



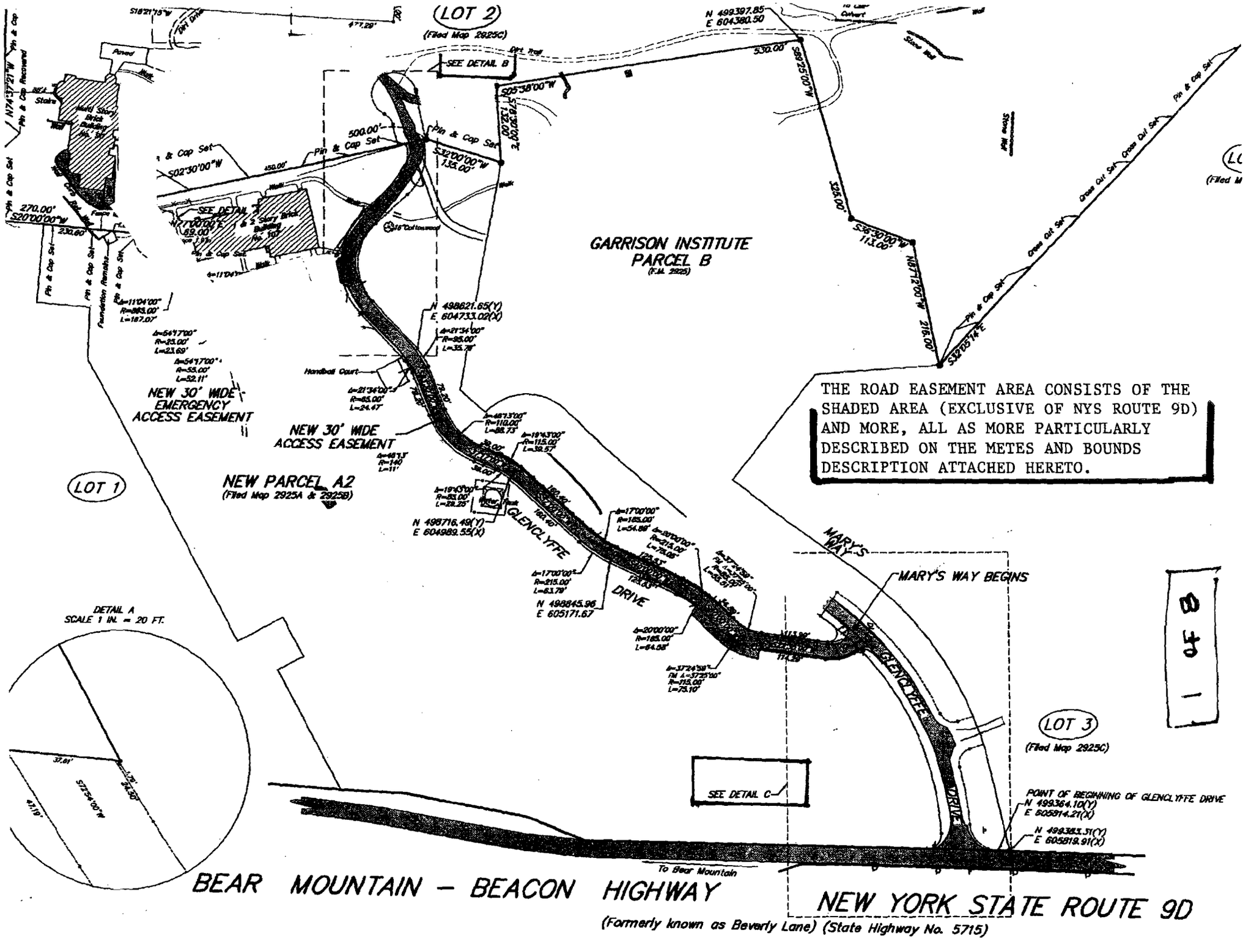
FISH MANSION LLC, a Delaware limited liability company
By: Lostand Foundation, Inc.
(its sole member)

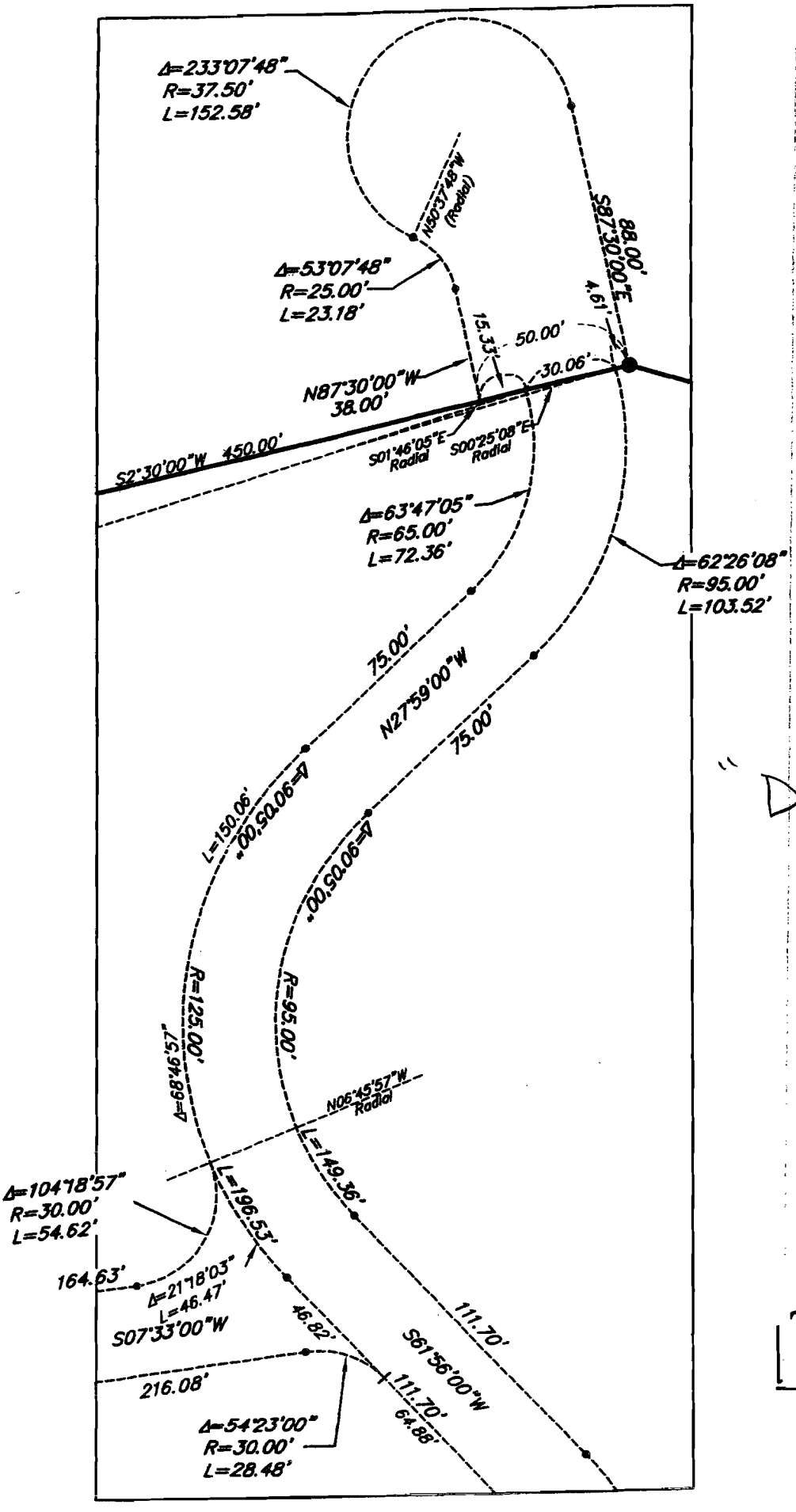
By:_____
Name: Jonathan F.P. Rose
Title: President

Exhibit A

ROAD EASEMENT AREA

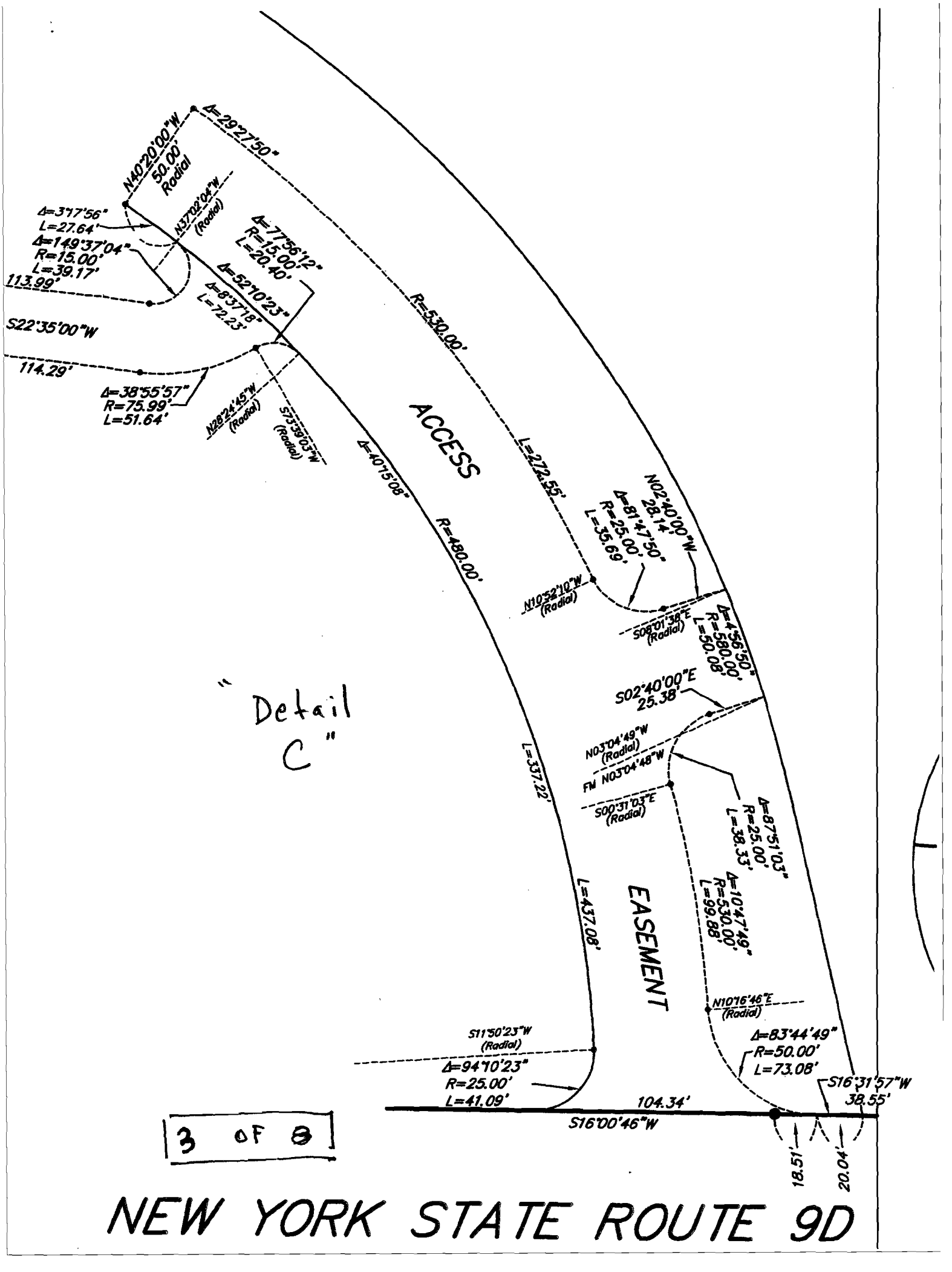
1. Drawing (attached).
2. Metes and Bounds Description (attached).


LOT 2
(Filed Map 2925C)
SEE DETAIL B
GARRISON INSTITUTE
PARCEL B
(F.M. 2925)
THE ROAD EASEMENT AREA CONSISTS OF THE SHADED AREA (EXCLUSIVE OF NYS ROUTE 9D) AND MORE, ALL AS MORE PARTICULARLY DESCRIBED ON THE METES AND BOUNDS DESCRIPTION ATTACHED HERETO.
NEW 30' WIDE EMERGENCY ACCESS EASEMENT
NEW 30' WIDE ACCESS EASEMENT
NEW PARCEL A2
(Filed Map 2925A & 2925B)
LOT 1
GLENCLYFFE DRIVE
MARY'S WAY
MARY'S WAY BEGINS
DETAIL A
SCALE 1 IN. = 20 FT.
SEE DETAIL C
LOT 3
(Filed Map 2925C)
POINT OF BEGINNING OF GLENCLYFFE DRIVE
N 499364.10(Y)
E 605814.21(X)
N 499383.31(Y)
E 605819.91(X)
To Bear Mountain
BEAR MOUNTAIN – BEACON HIGHWAY
(Formerly known as Beverly Lane) (State Highway No. 5715)
NEW YORK STATE ROUTE 9D
B of 1



"Detail B"

2 of 8


N40°20'00"W
50.00'
Radial
Δ=29°27'50"
N37°02'04"W
(Radial)
Δ=3°17'56"
L=27.64'
Δ=149°37'04"
R=15.00'
L=39.17'
113.99'
Δ=77°56'12"
R=15.00'
L=20.40'
Δ=52°10'23"
Δ=8°37'18"
L=72.23'
S22°35'00"W
114.29'
Δ=38°55'57"
R=75.99'
L=51.64'
N28°24'45"W
(Radial)
S73°39'03"W
(Radial)
R=530.00'
ACCESS
Δ=40°15'08"
L=272.55'
R=480.00'
N02°40'00"W
28.14'
Δ=81°47'50"
R=25.00'
L=35.69'
N10°52'10"W
(Radial)
S08°01'38"E
(Radial)
Δ=4°56'50"
R=580.00'
L=50.08'
S02°40'00"E
25.38'
"Detail C"
N03°04'49"W
(Radial)
FM N03°04'48"W
S00°31'03"E
(Radial)
L=337.22'
Δ=87°51'03"
R=25.00'
L=38.33'
Δ=10°47'49"
R=530.00'
L=99.88'
L=437.08'
EASEMENT
N10°16'46"E
(Radial)
S11°50'23"W
(Radial)
Δ=83°44'49"
R=50.00'
L=73.08'
Δ=94°10'23"
R=25.00'
L=41.09'
S16°31'57"W
38.55'
104.34'
S16°00'46"W
18.51'
20.04'
3 OF 8
NEW YORK STATE ROUTE 9D

File No. 79-120
Work Order No. 21520
File Name: LF20DC13BD_Lot_2_FM2925D.doc
Date Created: December 20, 2013

Description of Easement
prepared for
LOSTAND FOUNDATION
Access Easement as shown on Filed Map No. 2925C

Note – This description was prepared in anticipation of a modification to the Common Facilities Agreement for the Glenclyffe Property. It is anticipated that the easement area described will replace all other access easements previously mapped and granted over the Glenclyffe property, except for the emergency access easement through New Parcel A2 shown on Filed Map No. 2925B.

AN EASEMENT over, under and upon that certain parcel of land situate in the Town of Philipstown, County of Putnam, and State of New York that is known and designated Glenclyffe Drive on that certain "Sheet 1 of 2 Final Subdivision Plat of Parcel A1 of Glenclyffe ... Filed Map No. 2925A ... Open Space Conservancy, Inc....," which was filed in the Putnam County Clerk's office on November 22, 2013, as Map No. 2925C and is thereon bounded and described as follows:

BEGINNING at the point on the westerly line of N.Y. State Route 9D, The Bear Mountain – Beacon State Highway No. 5715, where it is met by the northerly end of the curve with a radius of 50.00 feet and a length of 73.08 feet that forms a portion of the northerly line of the easement area now being described, which point occupies coordinate position

N 499,364.10 (y)
E 605,814.21 (x)

of the New York State Coordinate System, East Zone (NAD 27), and which point is distant

S 16°31'57" W 20.04 feet

measured southerly along the said westerly line of Route 9D, from another point thereon where it is met by the line dividing Lot 3 on said Filed Map No. 2925C, on the north from Parcel B shown on that certain map entitled "Subdivision of Glenclyffe prepared for Open Space Conservancy, Inc. ...," which was filed in the Putnam County Clerk's office on March 6, 2003, as Map No. 2925, on the south, which reference point occupies coordinate position

N 499,383.31 (y)
E 605,819.91 (x)

of the said New York State Coordinate System, East Zone.

THENCE from the said point of beginning southerly along the westerly line of said Route 9D

S 16°31'57" W 18.51 feet, and
S 16°00'46" W 104.34 feet

to a point at the line dividing said Parcel B on Filed Map No. 2925, on the north, from New Parcel A2 shown on that certain "Plat showing The Relocation of The Access Easement through Parcel A2 ... of Glenclyffe ...,", which was filed in the Putnam County Clerk's office on October 11, 2007, as Map No. 2925B. Thence along the last mentioned division line the following, first turning about and on a tangent curve to the left, the central angle of which is 94°10'23", the radius of which is 25.00 feet for 41.09 feet, and then on a curve compounding to the left, the center of which bears S11°50'23"W, the central angle of which is 40°15'08", the radius of which is 480.00 feet for 337.22 feet to a point. Thence through said New Parcel A2 on Filed Map No. 2925B the following, first on a curve compounding to the left, the center of which bears S28°24'45"E, the central angle of which is 77°56'12", the radius of which is 15.00 feet for 20.40 feet, then on a curve reversing to the right, the center of which bears S73°39'03"W, the central angle of which is 38°55'57", the radius of which is 75.99 feet for 51.64 feet, then

S 22°35'00" W 114.29 feet

then on a tangent curve to the right, the central angle of which is 37°25'00" (File Map shows 37°24'59"), the radius of which is 115.00 feet for 75.10 feet, then

S 60°00'00" W 34.89 feet

then on a tangent curve to the left, the central angle of which is 20°00'00", the radius of which is 185.00 feet for 64.58 feet, then

S 40°00'00" W 125.53 feet

then on a tangent curve to the right, the central angle of which is 17°00'00", the radius of which is 215.00 feet for 63.79 feet, then

S 57°00'00" W 160.40 feet

then on a tangent curve to the left, the central angle of which is 19°43'00", the radius of which is 85.00 feet for 29.25 feet, then

S 37°17'00" W 39.00 feet

then on a tangent curve to the right, the central angle of which is 46°13'00", the radius of which is 140.00 feet for 112.93 feet, then

S 83°30'00" W 79.20 feet

then on a tangent curve to the left, the central angle of which is 21°34'00", the radius of which is 65.00 feet for 24.47 feet, then

S 61°56'00" W 111.70 feet

then on a tangent curve to the right, the central angle of which is 90°05'00", the radius of which is 125.00 feet for 196.53 feet, then

N 27°59'00" W 75.00 feet

and then on a tangent curve to the left, the central angle of which is 63°47'05", the radius of which is 65.00 feet for 72.36 feet to a point on the line dividing said New Parcel A2 on Filed Map 2925B, on the east, from Lot 2 on said Filed Map 2925C, on the west. Thence along the last mentioned division line

S 02°30'00" W 15.33 feet,

to a point. Thence through said Lot 2 on Filed Map No. 2925C the following, first

N 87°30'00" W 38.00 feet

then on a tangent curve to the left, the central angle of which is 53°07'48", the radius of which is 25.00 feet for 23.18 feet, then on a curve reversing to the right, the center of which bears N50°37'48"W, the central angle of which is 233°07'48", the radius of which is 37.50 feet for 152.58 feet, and then

S 87°30'00" E 88.00 feet,

to an angle point on the aforementioned line dividing said Lot 2 on Filed Map No. 2925D, on the west, from the aforementioned New Parcel A2 on Filed Map No. 2925B, on the east. Thence along the said division line

S 02°30'00" W 4.61 feet

to a point. Thence once again through said New Parcel A2 on Filed Map No. 2925B the following, first on a non-tangent curve to the right, the center of which bears S00°25'08"E, the central angle of which is 62°26'08", the radius of which is 95.00 feet for 103.52 feet, then

S 27°59'00" E 75.00 feet

then on a tangent curve to the left, the central angle of which is 90°05'00", the radius of which is 95.00 feet for 149.36 feet, then

N 61°56'00" E 111.70 feet

then on a tangent curve to the right, the central angle of which is 21°34'00", the radius of which is 95.00 feet for 35.76 feet, then

N 83°30'00" E 79.20 feet

then on a tangent curve to the left, the central angle of which is 46°13'00", the radius of which is 110.00 feet for 88.73 feet, then

N 37°17'00" E 39.00 feet

then on a tangent curve to the right, the central angle of which is 19°43'00", the radius of which is 115.00 feet for 39.57 feet, then

N 57°00'00" E 160.40 feet

then on a tangent curve to the left, the central angle of which is 17°00'00", the radius of which is 185.00 feet for 54.89 feet, then

N 40°00'00" E 125.53 feet

then on a tangent curve to the right, the central angle of which is 20°00'00", the radius of which is 215.00 feet for 75.05 feet, then

N 60°00'00" E 34.89 feet

then on a tangent curve to the left, the central angle of which is 37°25'00" (Filed Map 2925C shows 37°24'59") , the radius of which is 85.00 feet for 55.51 feet, then

N 22°35'00" E 113.99 feet

and then on a tangent curve to the left, the central angle of which is 149°37'04", the radius of which is 15.00 feet for 39.17 feet to a point on the aforementioned line dividing said New Parcel A2 on Filed Map No. 2925B, on the south, from said Parcel B on Filed Map No. 2925, on the north. Thence along the last mentioned division line on a curve compounding to the left, the center of which bears S37°02'04"E, the central angle of which is 03°17'57" (Filed Map No. 2925C shows 03°17'57"), the radius of which is 480.00 feet for 27.64 feet to a point. Thence through said Parcel B on Filed Map No. 2925 the following, first

N 40°20'00" W 50.00 feet

then on a non-tangent curve to the right, the center of which bears S40°20'00"E, the central angle of which is 29°27'50", the radius of which is 530.00 feet for 272.55 feet, then on a curve reversing to the left, the center of which bears N10°52'10"W, the central angle of which is 81°47'50", the radius of which is 25.00 feet for 35.69 feet, and then

N 02°40'00" W 28.14 feet

to a point on the aforementioned line dividing said Parcel B on Filed Map No. 2925, on the south, from Lot 3 on said Filed Map No. 2925C, on the north. Thence along the last mentioned division line on a non-tangent curve to the right, the center of which bears S08°01'39"E, the central angle of which is 04°56'50", the radius of which is 580.00 feet for 50.08 feet to a point. Thence once again through said Parcel B on Filed Map No. 2925 the following, first

S 02°40'00" E 25.38 feet

then on a tangent curve to the left, the central angle of which is 87°51'03", the radius of which is 25.00 feet for 38.33 feet, then on a curve reversing to the right, the center of which bears S00°31'03"E, the central angle of which is 10°47'49", the radius of which is 530.00 feet for 99.88 feet, and then on a curve reversing to the left, the center of which bears N10°16'46"E, the central angle of which is 83°44'49", the radius of which is 50.00 feet for 73.08 feet, to the point or place of beginning of this easement area.

Prepared by
BADEY & WATSON
Surveying & Engineering, P.C.
3063 Route 9
Cold Spring, New York 10516
(845) 265-9217 (voice)
(845) 265-4428 (fax)
(877) 3.141593
www.Badey-Watson.com

State of New York)
County of _____) ss.:

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

_____
Signature and Office of individual
taking acknowledgment

State of New York)
County of _____) ss.:

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

_____
Signature and Office of individual
taking acknowledgment

State of New York)
County of _____) ss.:

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

_____
Signature and Office of individual
taking acknowledgment

State of New York)
County of _____) ss.:

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

_____
Signature and Office of individual
taking acknowledgment

Reserve this space for use
of Recording Office:

Record and return by mail to:
Open Space Institute, Inc.
1350 Broadway, Room 201
New York, New York 10018
Attn: Samayla D. Deutch, Counsel

Town of Philipstown

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

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

MONTHLY REPORT for April 2014

		#
1.	Fees Collected	10,765-
2.	Total Number of Permits Issued	22
3.	New One- or Two-family dwellings:	2
4.	New Commercial/Industrial buildings:	-
5.	New Hazardous (H) occupancies:	-
6.	New Multi family occupancies:	-
7.	Additions, alterations or repairs residential buildings	3
8.	Additions, alterations or repairs commercial buildings:	2
9.	All other permits (pools, sheds, decks, plumbing, HVAC, etc.)	15
10.	Number of Certificates of Occupancy :	21
11.	Number of Stop Work Orders issued:	0
12.	Operating permits issued	0
13.	Operating permits issued hazardous materials	0
14.	Operating permits Hazardous processes and activities	0
15.	Permits issued for the Use of pyrotechnic devices:	0
16.	Inspection of public assembly :	0
17.	Inspection of commercial occupancies	0
18.	Inspection of buildings with 3 or more dwelling units:	0

Projects of Significance: Manitou School - Build Permit issued