

**TOWN OF PHILIPSTOWN
ZONING BOARD OF APPEALS
238 Main Street Cold Spring NY 10516**

JANUARY 12, 2015 @ 7:30 pm

MEETING AGENDA

1.) Approval of Resolution

Joseph Estvanik Appeal# 886 125 Old Albany Post Rd
Approval of prepared Resolution for variance granted on 11/10/14 for a deck.

2.) Review Of Completeness for Application.

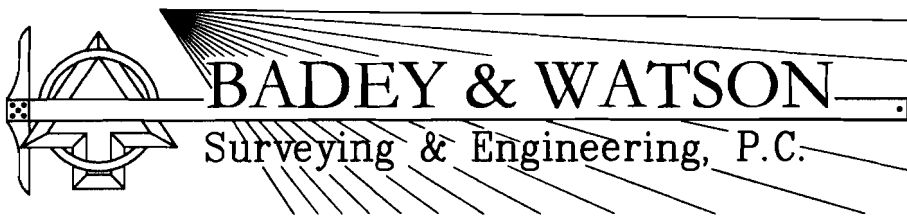
William Stelmacher Appeal# 887 72 Steuben Rd.
Applicant is seeking a seven foot variance for a shed built in 1972.

3.) Discussion

Glenn Watson discussing matter that was previously before the board in January 2013 for an extension of time to repair a home located at 28 Hudson River Lane that was damaged in Hurricane Sandy.

4.) Approval of October and November 2014 Minutes.

5.) New/ Old Business



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

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

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

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

December 29, 2014

Robert Dee, Chairman
Philipstown Zoning Board of Appeals
238 Main Street
Cold Spring, NY 10516

RE: 28 Hudson River Lane, Manitou, Town of Philipstown

Dear Mr. Dee and Honorable Board Members:

On January 31, 2014, our clients, Dana Sottile and Kevin Reymond wrote to you seeking an extension of the time required to repair the house they own at 28 Hudson River Lane as provided for in Section 175-28A of the Zoning Law. This section addresses casualties such as fires and natural disasters. During the March 10, 2014 meeting of the ZBA, the extension was granted until March 2015.

Because they were afraid that they would not be able to meet the extended deadline, they spoke with Building Inspector Kevin Donohue about the matter. They explained that the house at 28 Hudson River Lane had sustained damage as a result of "Sandy". However, Mr. Donohue explained that the house, as it was described to him, was not sufficiently damaged to require the type of waiver that Ms. Sottile and Mr. Reymond requested. He further explained that they would be eligible for a building permit under the normal provisions of the zoning and building codes.

Following their conversation Ms. Sottile and Mr. Reymond asked me to confirm Mr. Donohue's opinion. I visited Mr. Donohue on November 5, 2014, and afterward advised our client that my conversation yielded the same opinion from Mr. Donohue. I also explained that upon review I now agree with what Mr. Donohue had told me.

Consequently, I believe that the January 31, 2014, letter to you was unnecessary. It was written on my recommendation. Accordingly, I apologize for wasting the members' time on the matter, and assure you that the effort was borne out of an abundance of caution on both my part and those of Ms. Sottile and Mr. Reymond. Regardless, we do appreciate the Board's consideration and felt we owed you the courtesy of keeping you informed about the project.

December 29, 2014

Robert Dee, Chairman

Page 2 of 2

We respectfully request that the Zoning Board receive and acknowledge this letter. Please place this matter on the agenda for the Zoning Board's regular meeting on January 12, 2015, to receive this letter and consider this request.

Respectfully submitted,
BADEY & WATSON,
Surveying & Engineering, PC

By
Glennon J. Watson, L.S.

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



by
Glennon J. Watson, L.S.

GJW/bms

cc: File U:\80-120B\WO_21788\RD29DC14BP_InformZBA_NoDisaster.docx

Dana Sotile & Kevin Reymond

Adam Rodd, Esq.

ZONING BOARD OF APPEALS

October 20, 2014

MINUTES

Present: Robert Dee (Chairman)
Vincent Cestone
Lenny Lim
William Flaherty
Paula Clair
Taylor Palmer (ZBA Council)
Tina Andress- Landolfi (Secretary)

The Zoning Board of Appeals for the Town of Philipstown held a work session on Monday October 20, 2014 at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York. The work session was opened by Robert Dee, Chairman, at 7:30 p.m.

The Pledge Of Allegiance was said.

Robert Dee- I ma going to go out of order here. I would like to ask Mr. and Mrs. Estvanik first. 125 Old Albany post rd. At last moths meeting we asked you for a few different things. Do you remember what they were?

Joseph Estvanik - Yes I do. One was stamped survey by engineer with deck, list of adjoiners, and letters from neighbors if any.

Robert Dee- Yes we got those.

Joseph Estvanik- The deed with the property record. Those were the three things.

Robert Dee- Ok. Is this what you gave us? (He hands Mr. Estvanik copies of what he had)

Joseph Estvanik- Yes, but I don't see the stamped copy.

Tina Andress- Landolfi- Yes I have the original copy and the Building Inspector has the other.

Robert Dee- We asked for six copies.

Joseph Estvanik- She said to give at least two stamped copies, and the rest did not have to be.

Tina Andress- Landolfi- Yes I did.

Robert Dee- Ok who told you that?

Joseph Estvanik- Tina

Tina Andress- Landolfi- I did

Joseph Estvanik- Would you like to see a copy of it?

Robert Dee- No that is fine if she has them. I have a problem with this, and I will tell you why. For example we have a second application and these are his plans. I would like you to take a look at that.

Joseph Estvanik- Ok

Robert Dee- This is not that.

Joseph Estvanik- What I was told specifically by you and everyone else here and I was very clear when asking so that I would not have to come back again. You told me that I needed that copy that I drew from scale from my survey that I had, and I drew my to scale deck on it, and you told me no, it needs to be stamped by a engineered architect, same thing with seal. So I had him draw it up and payed him money to take care of that, and that is what I submitted.

Robert Dee- That is not a deck it is a square.

Joseph Estvanik- What copy do you have sir?

Robert Dee- I have this one here.

Joseph Estvanik- That is exactly what the deck is, and if you want specifics let me show you.

Robert Dee- I saw the ones you did by hand, and that is up to the building inspector. That is not our concern.

Joseph Estvanik- That is the detailed drawing.

Robert Dee- That should be on here.

Joseph Estvanik- Did you see my survey?

Robert Dee- Yes I have it here.

Joseph Estvanik- That is no different than what I handed you. It does not have to look like someone else's survey with detailed drawings on it. I gave those drawings to the building department with the details of the proposed deck.

Robert Dee- Yes but on the survey you don't show the deck, do you?

Joseph Estvanik- That is not the one. The one you have there has the seal. Do you see the deck right there.

Robert Dee- It is a square.

Joseph Estvanik- It has the size and setbacks on it. That is what I was told I needed. It is a simple square, that is all I am asking for.

Vincent Cestone- It does not have the setbacks on it.

Joseph Estvanik- Yes it does.

Vincent Cestone- Actually it does not.

Taylor Palmer- Mr. Chairman if I may, I will read the provision that is in the Towns Code that is specific to the requirements for any submissions of a variance to the towns Zoning Board of Appeals section 175-59 subsection B subsection 2. All applications for variances shall be submitted to the Zoning Administrative Officer at least 10 days before the meeting of the Zoning Board of Appeals and shall be accompanied by six copies of a plot plan, drawn to scale with accurate dimensions, showing the location of all existing and proposed structures on the lot. This requirement may be modified for larger properties to show only those existing structures in the vicinity of the requested variance. The rest is not relevant to this application.

Robert Dee- Ok so he has the six copies, I can understand that, but it does not show us any setbacks on this thing.

Joseph Estvanik- Yes it does. See right there.

Robert Dee- Who drew this?

Joseph Estvanik- The engineer.

Robert Dee- Now who drew this?

Joseph Estvanik- The engineer. This is the same thing.

Robert Dee- The engineers name is not on it.

Joseph Estvanik- Yes, but the one with the seal is the one that needs to be submitted.

Robert Dee- Who told you that? The engineer?

Joseph Estvanik- I was told by Tina and yourselves what to submit. The best to my understanding it was submitted. Do you have the one with the seal in front of you? I need to see it.

Robert Dee- Yes. we only have the one copy.

Joseph Estvanik- Do you see where it says 20 plus or minus feet.

Robert Dee- Can you read that again Mr. Palmer.

Joseph Estvanik- I heard that, and I don't see how that is pertaining to more detail (inaudible)

Taylor Palmer- It says it needs to be a copy of the plot plan drawn to scale with accurate dimensions showing the location of all existing and proposed structures on the lot.

Joseph Estvanik- OK that is exactly what that is (inaudible)

Robert Dee- The way it shows here I have no idea what it is, because it looks like a brown square.

Joseph Estvanik- You know what it is because it goes along with my building permit.

Robert Dee- You don't have a building permit. If you had a building permit, you would not be here.

Joseph Estvanik- I submitted a application, and it gets denied because of the variance,(inaudible) Can I ask anyone else if it is not clear if this is a deck on the house?

Vincent Cestone- First it does not look like it is the measurement of 22 feet plus or minus. What does plus or minus mean.

Joseph Estvanik- Are we going for inches?

Vincent Cestone- On the original drawing it says 22.16 feet (inaudible)
The measurement is not exact.

(INAUDIBLE EQUIPMENT MALFUNCTION)

Joseph Estvanik- The Building inspector did review everything and gave a denial because of the setback. This is unbelievably splitting hairs for a simple deck. That is straight forward.I don't6 understand how there is an issue going forward.

(inaudible)

Joseph Estvanik- It seems that I am pushing uphill on this.

Robert Dee- We are not pushing you uphill. We have tried to help you. I think that we were very gracious to you the last time you were here in explaining everything to you.

(inaudible)

Vincent Cestone- This is the first time in 20 years I have seen plus or minus on a survey. On building documents yes, but never on a survey.

Joseph Estvanik- I understand (inaudible)

From this point forward minutes are completed from notes Recorder was not working properly. Video footage available for full audio of meeting.

It was explained to Mr. Estvanik that exact measurements would be needed and placed on the survey to complete the application. Mr. Palmer did explain to the board that it is not required in our code to have them certified by a licensed engineer, but they do need to show what the structures are on a plot plan. The board still required that the plans be stamped. They also instructed Mr. Estvanik that he needed to answer the five factor questions as well. It was explained that the appeal would be placed on the next agenda to review the application for completeness again, and would go right in to Public Hearing if there were no issues.

William Stelmacher Appeal # 887
72 Steuben Rd
Seeking a seven foot variance for an existing shed built in 1972

The board and Kathleen Odriscoll (agent for applicant) reviewed the application and explained the location of the existing shed. She was told that the five factors needed to be answered, copy of the deed, and list of adjoining owners and their information. Mr. Cestone suggested that if they could prove the shed was built in 1972 and prove what the Zoning Requirements were at that time, they may not need a variance. It was agreed that if the owners could prove the shed existed before Zoning Law then no variance would be needed. If not, then a review of the application for completeness would be done at the next meeting, and if it were deemed complete then they would go into Public Hearing at the November meeting.

Mr. Dee had asked if there was any new business, and Mr. Flaherty asked if they had seen a letter from a property owner on Steuben Rd. complaining about a neighbor using property for business illegally. Mr. Dee told the board that the letter has been forwarded to Code Enforcement, and it was not under the jurisdiction of the Zoning Board.

Mr Dee made a motion to adjourn the meeting. Lenny lim seconded the motion. All members were in favor.

ZONING BOARD OF APPEALS

November 10, 2014

MINUTES

Present: Robert Dee (Chairman)
Vincent Cestone
Lenny Lim
William Flaherty
Adam Rodd (ZBA Council)

Absent: Paula Clair
Tina Andress-Landolfi (Secretary)

The Zoning Board of Appeals for the Town of Philipstown held a work session on Monday November 10, 2014 at the Philipstown Town Hall, 238 Main Street, Cold Spring, New York. The work session was opened by Robert Dee, Chairman, at 7:30 p.m.

The Pledge Of Allegiance was said.

Robert Dee- First item on the agenda is review of completeness for the application on 72 Steuben Rd. Mr. Stelmacher. Im sorry it is for 125 Old Albany Post Rd. Mr. Estvanik. For the deck. I looked at the survey with the exact measurements and the answers to the the five factors. We also got the ok from the County.

Joseph Estvanik- Do I need to come up?

Robert Dee- No, not yet, just stay there. The County is ok. Are there any questions?

The Board had none.

Robert Dee- So I make a motion that the application be deemed complete.

Vincent Cestone- I will second

All Members Were in Favor. Application Deemed Complete

Robert Dee- Next is the Public Hearing for the same thing. I have four letters from surrounding neighbors that have no problem with the deck.

Lenny Lim- So all neighbors gave a positive?

Robert Dee- Yes they did. There are four letters. I will read the addresses. Next door neighbor gave no address, 126 Old Albany Post Rd, and 116 Old Albany Post Rd. Also 119 Old Albany Post Rd. Did anyone want to speak? Well there is nobody here. Anybody have any questions on it?

All members had no questions.

Robert Dee- I make a motion that we approve the application.

Vincent Cestone- We have to close the Public Hearing.

Robert Dee- Ok. I make a motion that we close the Public Hearing

Vincent Cestone- I will second.

All Members were in favor. Public Hearing closed.

Robert Dee- Ok what we are going to do is. It has been approved.

Vincent Cestone- We did not vote on it.

Robert Dee- I am sorry, My head is a little (inaudible) We need to make a motion to approve the variance.

Vincent Cestone- I will make a motion.

Lenny Lim- I will second.

ROLL CALL VOTE

William Flaherty- yea

Robert Dee- Yea

Vincent Cestone- Yea

Lenny Lim- Yea

Motion Carried Unanimously. Variance Granted.

Robert Dee- The secretary is not here tonight, so now the next meeting is January 12. We don't meet in December. We will have the resolution. Everybody will have a week before to read it and (inaudible) then you will be able to get your building permit after that.

Joseph Estvanik- At the same time?

Robert Dee- Yes 7:30 January 12. Then you will be all set.

Joseph Estvanik- Thank you.

Robert Dee- Your welcome. Have a goodnight. Any Old Business? Any New Business?

There was none.

Robert Dee- I make a motion that we adjourn.

William Flaherty- I second.

Vincent Cestone- Do we have to do this guy?

Robert Dee- Before we adjourn. The secretary called me tonight and said that they might withdraw the application. They might have a buyer and are looking to close, so they might move it, or tear it down. We will hold it over till next meeting in January.

Vincent Cestone- I make a motion to adjourn.

Lenny Lim- I will second

All were in favor. Meeting was closed at 7:40 PM.

At the Close of the meeting Paula Clair arrived.

NOTE: These minutes were prepared for the Zoning Board of Appeals and are subject to review, comment, emendation, and approval thereupon.

DATE APPROVED:_____

Respectfully Yours,
Tina Andress- Landolfi, ZBA Secretary

LIBER 704 PG 88

THIS INDENTURE, made the 30th day of August, nineteen hundred and seventy-two
BETWEEN RICHARD T. CROW and CAROLYN SUE CROW, his wife,
residing at Steuben Road, Philipstown, New York,

party of the first part, and WILLIAM STELLMACHER and JOAN STELLMACHER,
his wife, residing at 70 Saratoga Avenue, Pleasantville, New York,

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, Putnam County and State of New

York shown and designated as Lots 17 and 18, Block 3B on a certain map entitled, "Map 3 of Continental Village, Town of Philipstown, Putnam County, N.Y.", made by Hans E. Frommholz, P.E. & L.S., November 1, 1946 and filed in the Office of the Clerk of Putnam County, February 10, 1947 as Map No. 372.

~~The within described premises are also known as~~

SUBJECT to the mineral and mining rights of the heirs of Philipse.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

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

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

IN PRESENCE OF:

Richard T. Crow
RICHARD T. CROW

Carolyn Sue Crow
CAROLYN SUE CROW

Thomas F. English Jr.

0913

On the 30th day of August 1972, before me personally came

RICHARD T. CROW, and

CAROLYN SUE CROW, his wife

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

Thomas F. English, Jr.

THOMAS F. ENGLISH, JR.
Notary Public, State of New York
No. 60-6191800
Qualified in Westchester County
Commission expires March 30, 1974

On the _____ day of _____ 19____, before me personally came

19____, before me

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

FILED
COUNTY

013082

REAL ESTATE

SEP 11 1972

SEP 11 1972

SEP 11 1972

SEP 11 1972

STATE OF NEW YORK, COUNTY OF

SS:

STATE OF NEW YORK, COUNTY OF

SS:

On the _____ day of _____ 19____, before me personally came
to me known, who, being by me duly sworn, did depose and say that he resides at No. _____

that he is the
of _____

_____, 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 such 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.

On the _____ day of _____ 19____, before me personally came
the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed

WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO. W129138

RICHARD T. CROW and
CAROLYN SUE CROW, his wife

TO

WILLIAM STELLMACHER and
JOAN STELLMACHER, his wife

SECTION _____

BLOCK _____

LOT _____

COUNTY OR TOWN _____

Recorded At Request of The Title Guarantee Company
RETURN BY MAIL TO:

Recorded By:

USLIFE TITLE INSURANCE COMPANY of New York

199 Main Street

White Plains NY 10601

REC-2

Return to:

William J. Murden Esq.
44 No Division St
Peeblesville, N.Y.

Zip No. 10566

11:50

SEP 11 1972

Recorded in the Clerk's Office of the County of Putnam on the

11 day of Sept 1972

at _____ hours and _____ minutes

in Book No. 704 of deeds

on page 88 and compared.

William J. Murden

Clerk

LIBER 704 PG 89

PHILIPSTOWN ZONING BOARD OF APPEALS
SUPPLEMENTAL WORKSHEET FOR AREA VARIANCE APPLICANTS

In accordance with state law, the Zoning Board must grant or deny an area variance based on specified factors and a balancing of "the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community". We have developed this Supplement to assist you with preparing, submitting and presenting your case to the Zoning Board. Please complete the factors 1a - 5 below and submit with your application (attach additional pages if necessary). We have provided suggested questions which will assist you in answering each factor and in preparing for the Board's review. It is strongly suggested that you structure your presentation at the hearing in accordance with the factors. Provide facts and proof to support each factor.

FACTORS TO BE CONSIDERED BY THE BOARD

- a. What possible detriment would the variance have on nearby properties?

How close are nearby structures? - Will your structure be visible to others or will it block a view? - Do you propose exterior lights?

NO DETRIMENT TO NEARBY PROPERTIES. THE SHED IS VISABLE FROM THE ROAD, HOWEVER DOES NOT BLOCK ANY VIEW. NO EXTERIOR LIGHTS.

- b. What impacts would the variance have on the character of the neighborhood?

Have others in the neighborhood received similar variances? - Does the Neighborhood contain similar structures with similar setbacks/heights etc.? Is your property similar to or different from others in the area? - If several of your neighbors were to receive variances in the future similar to the one you now request, would the neighborhood be changed?

THIS SHED HAS BEEN IN EXISTANCE SINCE 1972. THE NEIGHBORHOOD DOES CONTAIN SIMILAR STRUCTURES WITH SIMILAR SET BACKS. OUR PROPERTY IS LARGER THAN MOST OTHER PROPERTIES. WE DO NOT BELIEVE THE APPROVAL OF THIS VARIANCE WOULD CHANGE THE NEIGHBORHOOD IN THE FUTURE.

- If you didn't get the variance, how else could you build what you want or accomplish your goal?

For example: different location or design; shorter fence; smaller deck; smaller overhang or addition?

IT IS BUILT & IN EXISTENCE SINCE 1972. THE HOUSE IS BEING SOLD AND THE BUYER'S ATTORNEY IS REQUESTING THE VARIANCE. IF THE VARIANCE IS NOT GRANTED IT COULD EFFECT THE SALE IN A NEGATIVE WAY.

- What is Code requirement you seek to vary? COMPLIANCE WITH THE SETBACK WITH SECTION 175-11 Schedule B.

How large of a variance do you seek? 7 FEET

What impact or effect will the variance have on the current physical and environmental conditions in the area? Is there grading (or blasting) proposed? - Will you be paving previously unpaved surfaces? - Are you proposing to remove any vegetation? - Are there wetlands or other watercourses on site? - Will normal drainage patterns be affected? - How close are the nearest wells and septic systems? - Will the proposed use or activity produce emissions (noise or odors)? - Will traffic be increased? - Is the area considered scenic?

NO CHANGES AT ALL.

Is the variance requested as a result of a "self-created hardship"?

Was there a need for the variance when you purchased the property? - How long ago did you purchase the property? - Did you build the structure without a permit? Is the need for a variance as a result of someone's mistake? Describe

NO. THERE WAS A PREVIOUS SHED - THE OWNER IN 1972 BOUGHT THE HOUSE AND REPLACED THAT SHED WITH THE CURRENT ONE.





November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.



-----Signature

John MULHEARN

-----Printed Name

69 Steuben Road Garrison NY 10524

-----Address

845-739-1994

-----Phone Number


11/2/14

-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.


-----Signature

Norman R. Olsen
-----Printed Name

75 STEUBEN ROAD GARRISON NY 10524
-----Address

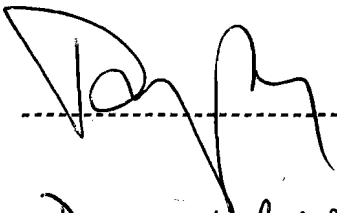
845 739 1391
-----Phone Number

11-1-2014
-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher and a homeowner of property that adjoins Mr. Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.



-----Signature

DANIEL G BRADY

-----Printed Name

143 PUTNAM RD GARRISON NY 10524

-----Address

845-739-3242

-----Phone Number

11-1-14

-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher and a homeowner of property that adjoins Mr. Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.

Robert V. Vitale

-----Signature

Robert V. Vitale

-----Printed Name

76 Steuben Road, Garrison NY 10524

-----Address

(845) 734-4073

-----Phone Number

November 1, 2014

-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.

Paul Schmitt

-----Signature

PAUL SCHMITT

-----Printed Name

142 PUTNAM RD GARRISON NY 10524

-----Address

845-739-5552

-----Phone Number

11/1/14

-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.

Judith Perez-----Signature

Judith PEREZ-----Printed Name

141 Putnam Road-----Address

845-739-8158-----Phone Number

NOV. 2, 2014-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.

Patricia McNulty-----Signature

PATRICA McNULTY-----Printed Name

144 Putnam Road Garrison NY 10524-----Address

848-788-4084-----Phone Number

11/2/14-----Date

November 1, 2014

To the Zoning Board of Appeals,

I am a neighbor of Mr. William Stellmacher's property at 72 Steuben Road in Garrison NY. My name and signature below is a testament to the fact that I have no objection to the shed that is located at 72 Steuben Road and has been there since 1972 remaining on the property as is and in the current location. I am in support of Mr. Stellmacher obtaining the variance needed.

Bruce I. Caposseva Signature

BRUCE I. CAPOSSEVA Printed Name

139 Putnam Rd, Garrison, Ny 10524 Address

845-739-1878 Phone Number

11/1/14 Date

72 Steuben Rd, Garrison, NY 10524-7417, Putnam County



Subject Property

Neighbor 1

Neighbor 2

Neighbor 3



Address	72 Steuben Rd	74 Steuben Rd	144 Putnam Rd	143 Putnam Rd
City/Town	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN
Zip Code Property	10524	10524	10524	10524
Owner Name	STELLMACHER WILLIAM	STELLMACHER WILLIAM	MCNULTY EUGENE D	BROPHY DANIEL G
Owner Name 2	Stellmacher Joan	Stellmacher Joan	McNulty Patricia C	Brophy Kim A
Recording Date			09/19/1997	10/20/1995
Sales Date				10/20/1995
Sale Price			\$175,000	\$136,000
Price Per Sq Ft			\$65.40	\$112.96
Total Assessment	\$147,500	\$32,800	\$196,800	\$137,800
Property Tax Amount	\$10,431	\$2,320	\$13,918	\$9,745
Bedrooms	3		3	3
Bathrooms (Total)	2		2	1
Land Use -CoreLogic	SFR	Residential Lot	SFR	SFR
Lot Acres	0.2583	0.2066	0.241	0.2348
Stories	Tax: 1.7 MLS: 3		Tax: 2 MLS: 3	1
Building Sq Ft	Tax: 1,768 MLS: 1,700		Tax: 2,676 MLS: 2,200	Tax: 1,204 MLS: 1,200
Year Built	1945		1945	1947
Subdivision			CONTINENTAL VILLAGE MAP 02	CONTINENTAL VILLAGE MAP 03
Distance (miles)		0.01	0.02	0.03
Fireplaces			1	
Garage Capacity			MLS: 1	MLS: 1
School District	Lakeland	Lakeland	Lakeland	Lakeland

Courtesy of Kathleen O'Driscoll, Hudson Gateway MLS Inc

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Neighbors

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Subject Property

Neighbor 4

Neighbor 5

Neighbor 6



Address	72 Steuben Rd	76 Steuben Rd	142 Putnam Rd	141 Putnam Rd
City/Town	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN
Zip Code Property	10524	10524	10524	10524
Owner Name	STELLMACHER WILLIAM	VITALE ROBERT V	SCHMITT PAUL A	PEREZ JUDITH
Owner Name 2	Stellmacher Joan	Vitale Lorraine	Schmitt Cheryl	
Recording Date		09/25/1992	01/24/1995	10/04/1999
Sales Date		09/25/1992	01/24/1995	09/14/1999
Sale Price		\$148,500		\$118,500
Price Per Sq Ft		\$117.86		\$132.25
Total Assessment	\$147,500	\$138,100	\$115,100	\$118,800
Property Tax Amount	\$10,431	\$9,767	\$7,796	\$8,402
Bedrooms	3	3	2	2
Bathrooms (Total)	2	2	1	1
Land Use -CoreLogic	SFR	SFR	SFR	SFR
Lot Acres	0.2583	0.4132	0.1997	0.2953
Stories	Tax: 1.7 MLS: 3	1.7	1	1
Building Sq Ft	Tax: 1,768 MLS: 1,700	1,260	988	896
Year Built	1945	1954	1948	1960
Subdivision				CONTINENTAL VILLAGE MAP 3
Distance (miles)		0.03	0.03	0.04
Fireplaces				
Garage Capacity		1		
School District	Lakeland	Lakeland	Lakeland	Lakeland

Subject Property

Neighbor 7

Neighbor 8

Neighbor 9



Address	72 Steuben Rd	62 Steuben Rd	75 Steuben Rd	139 Putnam Rd
City/Town	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN	PHILIPSTOWN
Zip Code Property	10524	10524	10524	10524
Owner Name	STELLMACHER WILLIAM	SCIBILIA PETER J	OLSEN NORMAN R	CAPOSSOLA BRUCE I
Owner Name 2	Stellmacher Joan	Scibilia Patricia C	Olsen Sue Ann	Capossola Margaret
Recording Date		06/11/1999		
Sales Date		06/09/1999		
Sale Price		\$197,000		
Price Per Sq Ft		\$144.75		
Total Assessment	\$147,500	\$151,200	\$99,900	\$142,900
Property Tax Amount	\$10,431	\$10,693	\$7,065	\$10,036
Bedrooms	3	4	2	3
Bathrooms (Total)	2	2	1	2
Land Use -CoreLogic	SFR	SFR	SFR	SFR
Lot Acres	0.2583	0.3974	0.3512	0.3168
Stories	Tax: 1.7 MLS: 3	Tax: 1.5 MLS: 2	1	1.7
Building Sq Ft	Tax: 1,768 MLS: 1,700	Tax: 1,361 MLS: 1,823	720	1,532
Year Built	1945	1954	1958	1946
Subdivision		CONTINENTAL VILLAGE MAP 03		CONTINENTAL VILLAGE MAP 03
Distance (miles)		0.04	0.04	0.05
Fireplaces		1		
Garage Capacity				
School District	Lakeland	Lakeland	Lakeland	Lakeland