

Special Town Board Meeting

July 25, 2014

9:00 a.m. Town Hall

AGENDA

- 1. Resolution authorizing Supervisor Shea to sign the proposal submitted by McGrath & Company, Inc. for appraisal services for the VFW Hall, 34 Kemble Avenue, Cold Spring, New York.**
- 2. Resolution accepting the mowing proposal for the cemeteries submitted by Roger Chirico III of 3 Hook Road, Poughkeepsie, New York.**
- 3. Adjournment.**

McGrath & Company, Inc.

Real Estate Appraisers & Counselors

Dutchess: 1069 Main Street, Fishkill, NY 12524

(845) 896-5333 - fax (845) 896-5340

EMail: 1069main@optonline.net

Westchester: 444-D Old Post Road, Bedford, NY 10506

(914) 234-6300 - fax (914) 234-9332

June 25, 2014

Supervisor Richard Shea
& Members of the Board
Town of Philipstown
Town Hall
238 Main Street
Cold Spring, NY 10516

RE: VFW Hall
234 Kemble Avenue
Cold Spring, NY

Dear Supervisor Shea;

In accordance with your request, we have reviewed the description and pertinent data of the captioned property to determine our fee for appraisal services.

The appraisal will be prepared in a Summary format, signed by a Certified General Real Estate Appraiser and will conform to current Uniform Standards of Professional Appraisal Practice. (USPAP)

The subject property consists of a one-story VFW hall comprising approximately 4000 sq. ft. In estimating the value of the property, we will rely primarily upon research and analysis of sales of similar properties to determine the value by the Sales Comparison Approach.

Our fee for this appraisal will be \$2,000. The assignment will be completed within four week s of receiving your authorization to proceed. We will provide three (3) copies of the report.

Thank you for the opportunity to present this proposal. We look forward to working with you on this assignment. If you want us to proceed with this appraisal, please sign below.

Very truly yours,



Donald M. McGrath, MAI, ASA

Authorization to Proceed

Putnam County



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Commercial
Property Info
Owner/Sales
Inventory
Improvements
Tax Info
Report
Comparables

Municipality of Cold Spring, Village of			
SWIS:	372601	Tax ID:	48.12-2-58
Tax Map ID / Property Data			
Status:	Active	Roll Section:	Wholly Exem
Address:	34 Kemble Av		
Property Class:	652 - Govt bldgs	Site Property Class:	652 - Govt bldgs
Site:	Com 1	In Ag. District:	No
Zoning Code:	R10 -	Bldg. Style:	Not Applicable
Neighborhood:	48111 -	School District:	Haldane
Legal Property Description:	01400000040110000000 00080000013600000000 14-4-11		
Total Acreage/Size:	80 x 136	Equalization Rate:	2013 - 49.00% 2012 - 49.10%
Land Assessment:	2013 - \$57,000 2012 - \$57,000	Total Assessment:	2013 - \$232,900 2012 - \$232,900
Full Market Value:	2013 - \$475,306 2012 - \$474,300		
Deed Book:	1072	Deed Page:	233
Grid East:	641549	Grid North:	941919
Special Districts for 2013			

Photographs
No Photo Available

Maps
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Putnam County



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Commercial

- Property Info
- Owner/Sales
- Inventory
- Improvements
- Tax Info
- Report
- Comparables

Municipality of Cold Spring, Village of

SWIS:	372601	Tax ID:	48.12-2-58
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Inventory

Overall EFF Year Built:	0
Overall Condition:	Normal
Overall Grade:	Average
Overall Desirability:	3

Buildings

Air Cond. %	Sprinkler %	Alarm %	Elevators	Basement Type	Year Built	Condition	Quality	Gross Floor Area	Stories
100	0	0	0	0	1932	Normal	Average	4012	1

Utilities

Sewer Type:	Comm/public
Water Supply:	Comm/public
Utilities:	Electric

Site Uses

Use	Rentable Area	Total Units
Benev assoc	4,012 sq. ft.	0

Photographs

No Photo Available

Maps

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ROGER CHIRICO III
3 HOOK ROAD, APT. 72K
POUGHKEEPSIE, NY 12601
(845) 803-2476

2014 PROPOSAL FOR MOWING OF TOWN CEMETERIES

Cutting grass at the following Town of Philipstown Cemeteries:
1 cutting per month – May thru October:

NORTH HIGHLANDS CEMETERY	<i>1.21 Acres</i>	\$350.00/month
MOUNTAIN AVENUE CEMETERY	<i>1.19 Acres</i>	\$300.00/month
CEDAR STREET CEMETERY	<i>1.52 Acres (Nelsonville) 132' x 63' (Cold Spring)</i>	\$300.00/month
	TOTAL:	<u>\$950.00/month</u>

RECEIVED
7/23/14
