

ZONING BOARD OF APPEALS

Via Zoom

August 10th, 2020

7:30 P.M.

Regular Monthly Meeting

**Pledge of Allegiance
Approval of Minutes:**

July

Correspondence:

Referral from Planning Board, William & Laura Cummings, 71 South Mountain Pass Spur

Old Business:

Public Hearing:

**Dennis Clark & Denise J. Grillo, 28 Lane Gate Road, Cold Spring
Appeal # 932**

TM# 38-3-57

(Applicant is seeking a permit for replacement deck and 85 sq ft addition to second floor kitchen and bath. Applicant proposes a 27'-9" side yard setback where a 3'-0" setback is required. The applicant also proposes a 27'-3" rear yard setback where a 50'-0" setback is required)

**Ryan Maxwell, 48 Old Albany Post Rd, Garrison
Appeal # 933**

TM#83.13-1-17

- 1) (The applicant proposes a second story addition within the side yard setback proposing a 28'-0" setback where 30" is required. Also proposing a 59" front yard setback, where 60" is required.)
- 2) (The applicant proposes a Carport/Pavilion within the rear yard setback proposing a 24'-6" setback where 50" is required.)

New Business:

**Chris Flagg & Heidi Snyder, 699 Old Albany Post Road, Garrison TM# 61.-3-6
Appeal #934**

(The applicant is seeking a variance to allow proposed addition to a non-conforming structure (Due to pre-existing front yard setback) on a non-conforming undersized lot (4.879 acres in lieu of 10 acres)

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

*****BEGINNING OCTOBER 1, 2019 ALL SCHEDULED ZONING BOARD OF
APPEALS MEETINGS WILL BE HELD AT THE CLAUDIO MARZOLLO
COMMUNITY CENTER, 107 GLENCLYFFE DRIVE, GARRISON, NY 10524*****

ZONING BOARD OF APPEALS

July 13th 2020

Minutes

The Zoning Board of Appeals for the Town of Philipstown held a monthly meeting on Monday, July 13th 2020, Via Zoom

PRESENT: Robert Dee - Chairman
Vincent Cestone - Member
Granite Frisenda - Member
Adam Rodd - Attorney (Drake Loeb PLLC)

Absent: Paul Clair- Member
Lenny Lim-Member

****PLEASE NOTE that these minutes were abstracted in summary from being present at the meeting and sound recording. If anyone should seek further clarification, please review the sound recording.**

Chairman Robert Dee opened the meeting at 7:30 P. M.

Minutes

Chairman Robert Dee: First question I have is on the minutes, does anybody have any changes to the minutes? Last month's minutes

Vincent Cestone: No, not at all

Chairman Robert Dee: Granite?

Granite Frisenda: No

Chairman Robert Dee: No, okay can I get a motion to except the minutes?

Vincent Cestone: I'll make that motion

Chairman Robert Dee: Can I get a second?

Granite Frisenda: I'll second

Chairman Robert Dee: Granite second. I'm gonna say that's unanimous the minutes are passed unanimous. The second one is going to be on Dennis Clark and Denise Grillo 28 Lane Gate Road are they here?

Kelly MacIntyre: Yes, they are here

Chairman Robert Dee: The correspondence from that was the Planning Board that they are referring an issue over to us. We don't have the information in front of us so that will be next months. That's just a correspondence explaining a lot line change on a few lots.

Dennis Clark: Hello?

Chairman Robert Dee: Mr. Clark?

Dennis Clark: Yes

Chairman Robert Dee: You're Mr. Clark?

Dennis Clark: Oh, there we go. Good evening, hi

Chairman Robert Dee: Okay, you are at 28 Lane Gate Road

Dennis Clark: Yes

Chairman Robert Dee: Okay, you are at 28 Lane Gate Road, right?

Dennis Clark: Yes

Chairman Robert Dee: Okay you are looking for Yes, can you hear me?

Dennis Clark: Yes

Chairman Robert Dee: You want to put an 85 square foot addition to the second floor, kitchen and bath?

Dennis Clark: Yes

Chairman Robert Dee: Okay, and also you are going to replace the deck?

Dennis Clark: Yes, we need to do a new deck. We do, yes

Chairman Robert Dee: Okay, so you are looking for two variances. You are looking for a variance on the side yard setback where 30 feet is required. You are looking for 27 nine so, you are looking for two-foot three-inch variance on the side yard correct?

Dennis Clark: Yeah, we are reducing the size of the deck there. That is actually a reduction from what it is.

Chairman Robert Dee: Oh, okay all right

Dennis Clark: May I

Chairman Robert Dee: Second variance is

Chairman Robert Dee: Go ahead

Dennis Clark: Can I explain, we were here two years ago

Chairman Robert Dee: Yeah, I remember

Dennis Clark: A variance to do a garage and a kitchen and we never did that. That was so, all I'm trying to do now is replace the deck that I have and add onto the kitchen and bath upstairs.

Chairman Robert Dee: Okay

Dennis Clark: I can't use the variance that I had from two years ago to do what I'm doing now.

Chairman Robert Dee: Okay, but two years ago we gave you the variance correct?

Dennis Clark: Yes, absolutely

Chairman Robert Dee: Okay, well it's no value to you now

Dennis Clark: I know that

Chairman Robert Dee: Okay, having it in hand doesn't mean anything. All right you know how the procedure works then. You know tonight is a review of your application to see if there's anything else we need and it is complete. We will then vote on it and if we vote that it is complete then we'll set up for a public hearing and the public hearing would be next month would be August 10th. Could you hear me?

Dennis Clark: Yeah

Chairman Robert Dee: Okay, so I guess my question now is with the other board members. Vinny do you have any questions on this application? Do you need anything else or do you think everything is pretty much there?

Vincent Cestone: I think everything is there. I think everything is pretty much there. Questions can wait until the public hearing, there's nothing out of the ordinary.

Chairman Robert Dee: Okay, Granite?

Granite Frisenda: I agree, I don't see anything that's out of the ordinary.

Chairman Robert Dee: I don't see either. The only thing Mr. Clark is where the meeting is going to be. We are not sure yet okay, it may still be on zoom or maybe at the Recreation Center over on 9D.

Dennis Clark: I'm fine with either one

Chairman Robert Dee: The one in the Recreation Center will be in person. The Town Board said they are going to set it up with chairs and so forth apart and everything else like that would you have an issue with that?

Dennis Clark: No not at all, I'm fine with that.

Chairman Robert Dee: okay, we'll vote on this right now. Can I get a motion that the application is complete?

Adam Rodd: Bob

Chairman Robert Dee: Go ahead, wait

Adam Rodd: I'm counsel for the board, just a quick request to Mr. Clark before the public hearing one bit of information we would need from your application is an indication of what the floor area of your home is now in terms of square footage and how much larger it will be with your addition.

Dennis Clark: Okay, do you want me to turn that into the Zoning Board in town?

Adam Rodd: As long as they get it before the public meeting that would be fine.

Dennis Clark: I can do that, yes

Chairman Robert Dee: Okay, can I get a motion that the application is complete?

Vincent Cestone: I'll make that motion

Chairman Robert Dee: Can I get a second?

Granite Frisenda: Second

Chairman Robert Dee: Alright, so all in favor?

Vincent Cestone: Aye

Granite Frisenda: Aye

Chairman Robert Dee: Aye. Okay now Mr. Clark your application is complete. You're just gonna have to get that information to the Town Building Department. Try and get it you know as soon as possible because what happens, our secretary mails out a package and the information will be in it and we will have a chance to look at it okay.

Dennis Clark: Okay, thank you

Chairman Robert Dee: You are all set and you are all set for that public hearing now and you will be notified, I'll have Kelly, our secretary probably call you tomorrow and let you know exactly where the meetings gonna be okay?

Dennis Clark: Okay

Chairman Robert Dee: Okay, thank you. All right the next one is 48 Old Albany Post Road. Is there anybody here representing that?

Vladimir Levin: I am, Vladimir Levin the architect representing the homeowner.

Chairman Robert Dee: Okay, alright you have a letter here, let me see I have it. Oh yeah, I got a letter authorizing you to do that right?

Vladimir Levin: Yes sir

Chairman Robert Dee: Okay, this is again how the procedure is here. We're going to review the application and see if we need anymore information or whatever. If all the information is here then what we'll do is we'll set up a public hearing next month which will be August 10th. We haven't decided exactly where its going to be so, but you'll be notified like tomorrow or the next day where that meeting will take place. Now you know what I understand here you're looking for a second story edition and you're asking for a, what you are asking for is a 28-foot sideline where 34 is required. So, you are only looking for a two-foot variance for the side yard, is that correct?

Vladimir Levin: That's correct

Chairman Robert Dee: Okay, then on the front you're asking for a, you have a 59-foot setback where 60 is required so, you're looking for a three variances actually right?

Vladimir Levin: Well there is so, there's two parts to the project. There is the second story addition to the existing house so, there they house is existing non-conforming and we're just putting a second floor above there. So, there we need a variance for the side yard and for the front yard.

Chairman Robert Dee: okay

Vladimir Levin: Then the second part is a carport addition where there currently is a carport so, we're proposing to take down the existing carport put up a bigger carport which also has a covered living area so, a pavilion if you will and we're also looking to expand the paved area. So, we are looking to make a connection between the house and the carport pavilion to give the owner an outdoor living space. So, with the carport and the new patio there the carport is non-conforming with respect to the rear yard and we are also over in the impervious coverage. So, I guess that's for different issues, two the second story addition and two for the carport and a patio.

Chairman Robert Dee: I mean pervious surface is that another variance Adam?

Adam Rodd: Yes, I believe it's a slight increase in the impervious surface coverage and there are regulations about that in the RR district. It's in the application.

Chairman Robert Dee: It's in the application. So, we are talking about four or five variances?

Adam Rodd: Four

Vladimir Levin: Four by my count

Chairman Robert Dee: Four variances okay. Now you said where the carport is going is there anything there now? Is there an assisting structure?

Vladimir Levin: Yes, so I don't know if you are looking at the site plan that I submitted. So, it's sheet 100. The site plan shows the existing carport is dashed in lighter colored

dash line. So, there is a retaining wall that is holding that degrade it's a pretty severe grade there. So, there's an existing retaining wall and the carport is just on the inside of the retaining wall so we're taking down the carport and making essentially putting a new carport in the same location just slightly bigger. It's natural place to put it is at the end of the driveway and then attached to the carport is a covered pavilion area. So, the whole shape is kind of dog leg shaped but part of it upward part is pavilion.

Chairman Robert Dee: Okay, seeing that this is pre-existing non-conforming we're gonna have to know how much more square footage you're adding on in the house. The second story.

Vladimir Levin: okay

Chairman Robert Dee: I mean, okay go ahead

Adam Rodd: Let me be clear if before the next meeting if you could supply the Zoning Board secretary with the floor area that exist now on the structure and what the square footage would be of the floor area with the new second floor edition.

Vladimir Levin: Okay

Chairman Robert Dee: Okay

Chairman Robert Dee: Alright, Vinny do you have any questions or anything else you need for this application?

Vinny Cestone: This application doesn't show the neighbor on the right side which is normal. I would suggest to the applicant that if you would talk to your neighbors that you're going to be getting closer to and if they're okay with it. If that neighbor would be willing, he doesn't have to come to the meeting but if he could give you a letter saying that he's okay with that, that would be helpful for you.

Vladimir Levin: Thank you, we'll do that.

Chairman Robert Dee: Granite do you have any questions?

Granite Frisenda: No, I'm alright

Chairman Robert Dee: You are alright? Okay. I think it is complete so you're gonna have to just supply us with that other information and we'll be set. So, can I get a motion on this that it's good application that be voted complete?

Vincent Cestone: I'll move again

Chairman Robert Dee: You will move again okay, Granite? There is only three of us here so, alright so we'll vote it's unanimous okay. So you are all set okay, you're just gonna have to get that information to us quickly as you can because that happens is our secretary mails out some items in a packet to us like a week before or something like that so, we could have time to look at it okay?

Vladimir Levin: Okay

Chairman Robert Dee: Of course, your neighbors will be notified and anybody could come and speak up you understand that?

Vladimir Levin: Okay

Chairman Robert Dee: And if it's a friendly neighborhood and they want to get letters you know that's fine too.

Vladimir Levin: Okay, I'll tell the owners to do that

Chairman Robert Dee: Alright, you are all set again now at the meeting like to sit to you all this time where it's going to be exactly, I don't know okay, it might be either on zoom or maybe at the Recreation Center which is on Route 9D. Someone will tell you. Thank you so much sir you are all set.

Vladimir Levin: Thank you, good night

Chairman Robert Dee: Good night. Is there any other business anybody has? Any other questions?. Now as far as the zoom meeting John is not on anymore, John left us I guess anyway, Vinny how do you feel about it? Vinny how do you feel about a zoom meeting or an in-person meeting for next month let me put it that way?

Vinny Cestone: I would like to take another month of using zoom just to see how things fall out with covid 19. The temperature yeah that if it's really hot in there it would be very uncomfortable but, I'm concerned about the Covid 19. Since we are all in that age group that were susceptible.

Chairman Robert Dee: Okay, Granite how do you feel about it?

Granite Frisenda: It doesn't make a difference for me

Chairman Robert Dee: No difference to you, okay you don't care.

John Vantassel: Can I just pipe in. If you guys are uncomfortable the last thing, I want is for anybody to be uncomfortable. So, lets do what makes the majority of you comfortable. If Vinny and Bob if you're not comfortable meeting in person then by all means lets wait till September. I do not want you to be uncomfortable I appreciate what you are doing currently as long as you feel you're effective what it seems like you are then continue it this way and we'll revisit it in September.

Chairman Robert Dee: Alright that sounds good. I think that's the best point at this time because no one really knows exactly what's going on right now. What I'm trying to say there is a lot of questions to this stuff.

Adam Rodd: One thing that I would add is Kelly when you do the public notice in the newspaper the zoom link address would need to be, if we are doing it by zoom which I understand we are, that would have to be in the public notice so, the public knows how to participate.

Kelly MacIntyre: Yeah, I will put the link in the paper also put for them to contact me if they would like and I could copy and paste it to them too, no problem.

Chairman Robert Dee: Okay, do they have anybody on the zoom here tonight from the Town Kelly do you know?

Kelly MacIntyre: No

Chairman Robert Dee: Okay, I guess that's it. I guess if you would like me to call Paula and Lenny and ask them how they feel.

Granite Frisenda: Well I mean if

Vinny Cestone: We have three here

Granite Frisenda: Yeah, its fine

Chairman Robert Dee: Alright, lets go with the zoom meeting for the next month and then we'll look at the September. Hopefully everything will be in better shape.

John Vantassel: Sounds good, fine with me. I don't want anyone to be uncomfortable.

Chairman Robert Dee: Is there any other business? Anything else You want to discuss? That's it. Alright can I get a motion to adjourn?

Granite Frisenda: I'll make that motion

Vincent Cestone: I'll second

Chairman Robert Dee: All right, all in favor?

Vincent Cestone: Aye

Granite Frisenda: Aye

Chairman Robert Dee: Aye

(THE MEETING ADJOURNED AT 7:50 PM BY (UNANIMOUS DECISION))

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

DATED APPROVED: _____

Respectfully submitted,

Kelly MacIntyre

Secretary

James R. Loeb
Richard J. Drake, *retired*
Glen L. Heller*
Marianna R. Kennedy
Gary J. Gogerty
Stephen J. Gaba
Adam L. Rodd
Dominic Cordisco
Ralph L. Puglielle, Jr.
Nicholas A. Pascale

Alana R. Bartley
Aaron C. Fitch
Judith A. Waye
Michael Martens

Jennifer L. Schneider
Managing Attorney

*LL.M. in Taxation

July 6, 2020

Zoning Board of Appeals
Town of Philipstown
Town Hall, 238 Main Street
Cold Spring, NY 10516

Re: William & Laura Cumming
71 South Mountain Pass Spur

Dear Chairman Dee and Board Members,

The above-referenced matter is an application pending before the Planning Board for a lot line change (which constitutes a subdivision under the Town Code). Particularly William R. Cumming owns a lot of approximately 11.283 acres, and Laura J. Cumming owns an adjoining lot of approximately 5.884 acres. The proposed lot line change will result in approximately 7 acres (i.e., 6.989 ac.) being transferred from the larger lot to the smaller lot.

The subject lots are located in the RC ("Rural Conservation") Zoning District in which the minimum lot size is 10 acres. Although no new development is proposed, the lot line change nevertheless requires variances. Although the lot line change will make the smaller lot less non-conforming, it will make the larger lot into a non-conforming lot. Additionally, one of the lots does not have any frontage on a roadway. Further, various aspects of the two lots do not comply with the Town Zoning Code's bulk requirements, and if the applicants cannot demonstrate to the ZBA's satisfaction that the lot line change will not increase the degree of these nonconformities, then variances will be required for these as well.

At its June 18, 2020 meeting the Planning Board adopted a resolution to refer the above-reference matter to the Zoning Board for the required variances, and directed that I send this referral letter.

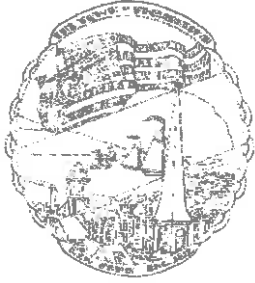
Very truly yours,


Stephen J. Gaba

RECEIVED

JUL 09 2020

cc: Badey & Watson Surveying & Engineering P.C.
Planning Board



Town of Philipstown

Zoning Board of Appeal
238 Main Street, PO Box 155
Cold Spring, New York, 10516

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

Date July 22, 2020

To whom it may concern:

For your information Dennis Clark & Denise J. Grillo, 28 Lane Gate Rd, Cold Spring, NY TM# 38-3-57 are going to appear before the Zoning Board of Appeals for a public hearing Monday, August 10th, 2020. See the attached legal notice for details.

Thank you,

A handwritten signature in black ink that reads "Kelly MacIntyre". The signature is written in a cursive style.

Kelly MacIntyre
Town of Philipstown
Zoning Board of Appeals Secretary

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Zoning Board of Appeals of the Town of Philipstown on Monday, August 10th, 2020 at 7:30 P.M. Via Zoom. If you would like to attend, please email KMACINTYRE@PHILIPSTOWN.COM to request login information before 7 pm on August 10th, 2020.

Dennis Clark & Denise J. Grillo, 28 Lane Gate Road, Cold Spring TM# 38-3-57

(Applicant is seeking a permit for replacement deck and 85 sq ft addition to second floor kitchen and bath. Applicant proposes a 27'-9" side yard setback where a 3'-0" setback is required. The applicant also proposes a 27'-3" rear yard setback where a 50'-0" setback is required)

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Building Department, 2 Cedar Street, Cold Spring, New York.

Dated July 13th, 2020

Robert Dee, Chairman of the Town of Philipstown Zoning Board of Appeals

July 14, 2020

Phillipstown Zoning Board of Appeals

re; Appeal
Dennis Clark & Denise Grillo
28 Lane Gate Rd

To All;

Per your request for square footage pertaining to our property and our appeal proposal, I am submitting the following measurements.

The existing house footprint of 26 ft x 34 ft yields a square footage for two floors of 1768 sq ft.

We are proposing to add 85 sq ft to the second floor for a proposed total square footage of 1853 sq ft.

Also, the measurement of the existing second floor deck is now 655 1/4 sq ft.

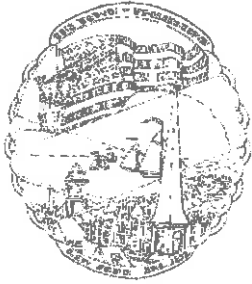
We are proposing to reconfigure and make essential repairs to the deck which will add 49 sq ft for a total of 704 1/4 sq ft.

I might mention, none of these additions will change the roofline or character of the building.

We await your attention. If we can supply any further information, please reach out to us.

Thank you kindly;

Denny Clark
Denise J. Grillo



Town of Philipstown

Zoning Board of Appeal
238 Main Street, PO Box 155
Cold Spring, New York, 10516

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

Date July 22, 2020

To whom it may concern:

For your information Ryan Maxwell, 48 Old Albany Post Road, Garrison TM# 83.13-1-17 are going to appear before the Zoning Board of Appeals for a public hearing Monday, August 10th, 2020. See the attached legal notice for details.

Thank you,

Kelly MacIntyre
Town of Philipstown
Zoning Board of Appeals Secretary

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Ryan Maxwell, 48 Old Albany Post Rd, Garrison TM#83.13-1-17

- 1) (The applicant proposes a second story addition within the side yard setback proposing a 28"-0" setback where 30" is required. Also proposing a 59" front yard setback, where 60" is required.)
- 2) (The applicant proposes a Carport/Pavilion within the rear yard setback proposing a 24"-6" setback where 50" is required.)

At said hearing all persons will have the right to be heard. Copies of the application, plat map, and other related materials may be seen in the Office of the Building Department, 2 Cedar Street, Cold Spring, New York.

Dated July 13th, 2020

Robert Dee, Chairman of the Town of Philipstown Zoning Board of Appeals



July 15, 2020

Town of Philipstown
Zoning Board
2 Cedar Street
Cold Springs, NY 10516

**Re: Supplemental Area Information
Maxwell Residence
House Addition/ Carport Addition
48 Old Albany Post Road
Garrison, NY**

**The floor area of the existing 1st floor is 1,373 sq.ft.
The floor area of the existing 2nd floor is 314 sq.ft.
The proposed addition to the 2nd floor is 174 sq.ft.**

Sincerely,

Michael Piccirillo

APPEAL # 934 Tax Map # 61-3-6

Hearing date: _____ Zoning Board decision: APPROVED / DENIED

Date application submitted 7/30/2020

Application fee \$ 100 Escrow \$ — Received by _____

To the Zoning Board of Appeals Town of Philipstown, New York

I (we) CHRIS FLAGG & HEIDI SNYDER

residing at 699 OLD ALBANY POST RD

Telephone home 917-225-5883 business NONE

HEREBY appeal the decision of (name and title) GREG

whereby he/she

GRANTED DENIED a BUILDING PERMIT a CERTIFICATE OF OCCUPANCY

For PROPOSED ADDITION

to THE FLAGG RESIDENCE

of 699 OLD ALBANY POST RD

for property at tax map # 61-3-6 in zoning district RC

WHEN FILLING OUT APPLICATION ATTACH ADDITIONAL PAGES AS NECESSARY TO ANSWER QUESTIONS

1. LOCATION OF PROPERTY: (Give 911 address and a map and detailed narrative giving directions to the property using road names such as Route 9 or 9D, Old Albany Post Road, East Mountain Road South, etc. and landmarks such as Garrison School, North Highlands Fire House, Highlands Country Club, etc.)

699 OLD ALBANY POST RD. ON CORNER OF TRAVIS CORNERS RD. APPROXIMATELY .85 MILES EAST OF RTE 9.

2. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS (Include those opposite on street/block. Use address sheets if necessary. This information may be obtained in the Town assessor's office.)

SEE ATTACHED

CHAPTER 175-23 NON-CORMINING LOT & NON-CORMINING STRUCTURE

4. PREVIOUS ZONING MAP No. 175-23 Non-Cormining Lot & Non-Cormining Structure (see the ZBA decision resulting)

N/A

TYPE OF APPEAL

- an INTERPRETATION of the Zoning Code or Maps
- a VARIANCE from the Zoning Code
- a SPECIAL USE PERMIT under the Zoning Code

5. DETAILS OF APPEAL (Complete only that section which applies to the appeal you are submitting)

- (a) INTERPRETATION of the Zoning Code is requested
- An exact statement of the interpretation requested is

N/A

(1) An exact statement of the details of the variance requested

VARIANCE TO ALLOW PROPOSED ADDITION TO A NON-CONFORMING STRUCTURE (DUE TO PRE-EXISTING FRONT YARD SETBACK) ON A NON-CONFORMING UNDERSIZED LOT (4.879 ACRES IN LIEU OF 10 ACRES)

(2) The grounds on which this variance should be granted are

THE PROPOSED ADDITION DOES NOT ADD TO THE NON-CONFORMITIES, AND ADHERES TO CURRENT ZONING REGULATIONS.

(3) a SPECIAL USE PERMIT is requested

(a) The reason the permit is requested

N/A

(b) An exact statement of use for which the permit is requested

N/A

(4) The land involving the use is permitted as a SPECIAL USE under the code and the ability of the applicant to comply with all requirements of the code for granting of a special use permit.

N/A

DATE RECEIVED BY THE DEPARTMENT

Being duly advised, I have read the foregoing appeal and papers attached, and the statements and representations made therein are true to the best of my knowledge and belief.

Signature of applicant or agent

← WAIVED →

Filed before me this _____ day of _____ 2000

Notary _____ County _____

SUBMISSION REQUIREMENTS: (1) For a VARIANCE or INTERPRETATION please submit (2) individual packets
(2) For a SPECIAL USE PERMIT please submit (19) individual packets

Each packet containing one each of the below listed items. These items are very specific and MUST be supplied with accuracy.

1. Completed appeal form
2. Deed to property
3. Denied application for Building Permit or Certificate of Occupancy
4. Building plans with ONE ORIGINAL professional seal and signature
5. Survey prepared by NYS licensed surveyor, showing all property lines, structures and dimensions to property line. One survey with ORIGINAL professional seal and signature
6. Certificates of Occupancy for any existing structures
7. Contour maps as required by conditions

**PHILIPSTOWN ZONING BOARD OF APPEALS
SUPPLEMENTAL WORKSHEET 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 weighted against the detrimental 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 below (1 - 28) 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

1. What possible detriment would the variance have on nearby properties?
NONE FORESEEN
2. How close are nearby structures?
NEAREST VISIBLE STRUCTURE IS APPROXIMATELY 165' AWAY AND ACROSS THE STREET. ALL OTHER NEARBY STRUCTURES ARE WELL OVER 400' AWAY AND OUT OF SIGHT.
3. Will your structure be visible to others?
YES, PRIMARILY FROM OLD ALBANY POST ROAD
4. Will your structure block any views?
NO
5. Do you propose any exterior lights?
LIGHTS AT ENTRY WAYS
6. What impacts would the variance have on the character of the neighborhood?
VIRTUALLY NO IMPACT - THE PROPOSED ADDITION ECHOES THE LOCAL VERNACULAR OF THE AREA AND MAINTAINS ITS CURRENT RURAL CHARACTER
7. Have others in the neighborhood received similar variance?
UNKNOWN
8. Does the neighborhood contain similar structures with similar setbacks/heights etc.?
YES, ACROSS THE STREET THERE IS A BARN/RESIDENCE
9. Is your property similar to, or different from others in the area?
SIMILAR
10. If several of your neighbors were to receive variances in the future, similar to the one you now request, would the neighborhood be changed?
NONE FORESEEN
11. If you did not get the variance, how else could you build what you want or accomplish goal?
(For example: different location or design; shorter fence; smaller deck; smaller overhang or addition?)
NO. ANY ADDITION, REGARDLESS OF SIZE, WILL REQUIRE A VARIANCE DUE TO NON-CONFORMING STRUCTURE AND LOT SIZE.

12. What is the CODE requirement you seek to vary?
REFERENCE 175-23 NON-CONFORMING LOT AND STRUCTURE. THE PROPOSED ADDITION CONFORMS TO ALL CURRENT ZONING REQUIREMENTS, HOWEVER WE SEEK AN ALLOWANCE FOR AN ADDITION TO A STRUCTURE THAT IS PRE-EXISTING NON-CONFORMING (IE. EXTENDS OVER FRONT YARD SET BACK LINE) ON A LOT THAT IS ALSO PRE-EXISTING NON-CONFORMING (IE: THE LOT IS APPROXIMATELY HALF THE 10ACRE MINIMUM REQUIRED)
13. How large of a variance do you seek?
PROPOSED ADDITION DOES NOT NEED A VARIANCE, HOWEVER THE EXISTING STRUCTURE IT ATTACHES TO IS NON-CONFIRMING
14. What impact or effect will the variance have on the current physical and environmental conditions in the area?
THERE WOULD BE VERY MINIMAL IMPACT. THE NEW ADDITION REPLACES AN EXISTING GARDEN SHED. THE PROPOSED ADDITION WILL INCREASE IMPERVIOUS AREA, HOWEVER THE TOTAL AREA IS WELL BELOW THE MAXIMUM ALLOWED.
15. Is there grading (or blasting) proposed?
SOME GRADING TO ACCOMMODATE PROPOSED ADDITION, NO BLASTING IS INTENDED
16. Will you be paving previously unpaved surfaces?
NO
17. Are you proposing to remove any vegetation?
NO
18. Are there wetlands or other watercourses on site?
NO
19. Will normal drainage patterns be affected?
NOT SIGNIFICANTLY, THOUGH CURRENT DRAINAGE PATTERNS WILL BE SLIGHTLY AFFECTED AS A RESULT OF THE ADDITION. NEW DRAINAGE PATTERNS TO BE DESIGNED AS PER BEST PRACTICE STANDARDS.
20. How close are the nearest wells and septic systems?
THE WELL IS APPROXIMATELY 110' AWAY FROM THE PROPOSED STRUCTURE AND THE EXISTING SEPTIC IS APPROXIMATELY 160' AWAY FROM THE PROPOSED STRUCTURE.
21. Will the proposed use or actively produce emissions (noise or odors)?
NO
22. Will traffic be increased?
NO
23. Is the area considered scenic?
YES

24. Is the variance requested as a result of a "self-created hardship"?
NO - EXISTING NON-CONFORMING LOT AND STRUCTURE PREDATE ZONING ORDINANCE

25. Was there a need for the variance when you purchased the property?
NO

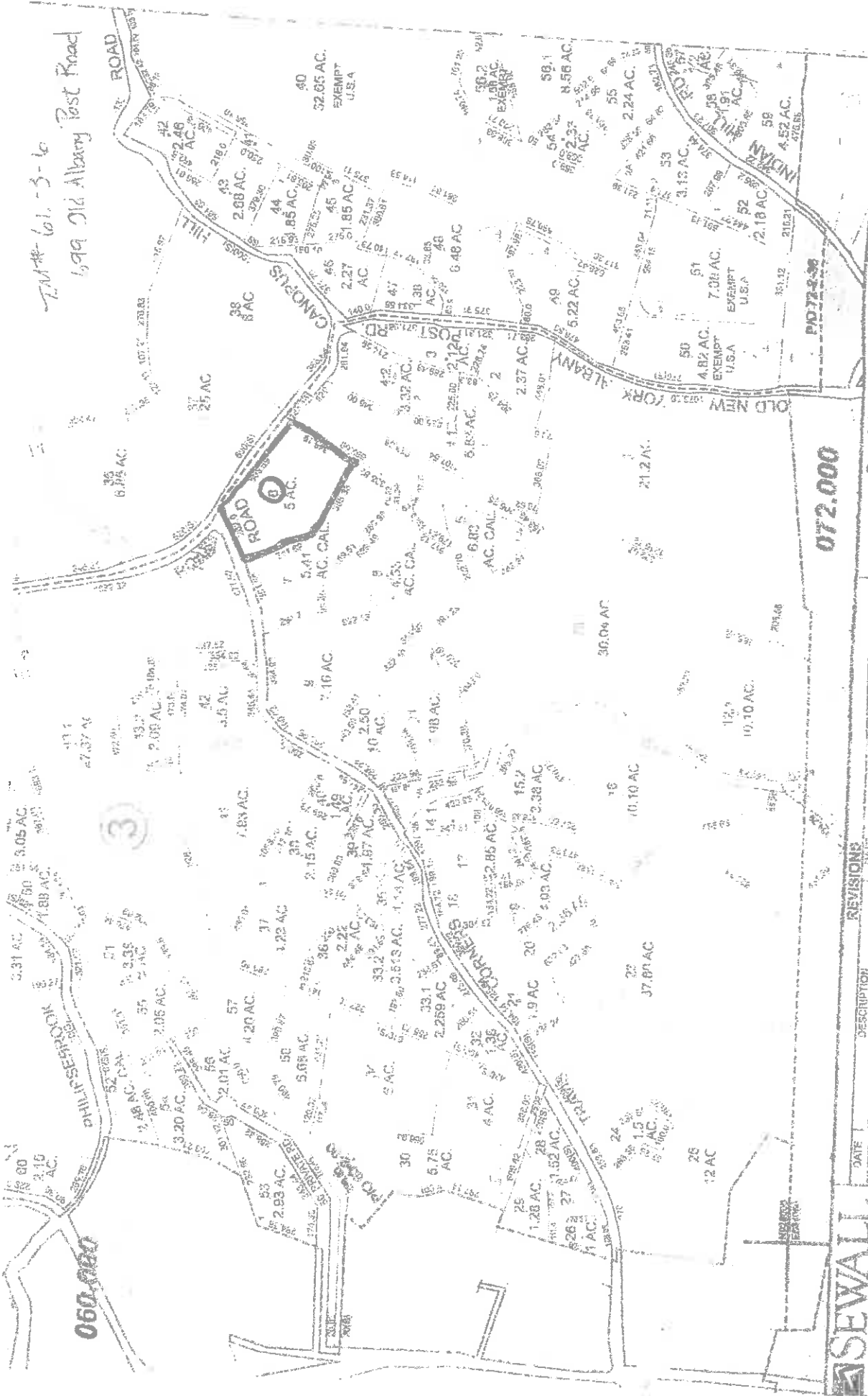
26. How long ago did you purchase the property?
2012

27. Did you build the structure without a permit?
NO

28. Is the need for a variance as a result of someone's mistake?
NO

Describe:

T.M.# Col. - 3-6
699 Old Albany Post Road



Special Districts
GARRISON FD
GARRISON UNION FREE SCHOOL DISTRICT

072.000

REVISIONS

DATE	DESCRIPTION	DATE
3/12/2013	181-3-11A-73 3rd Lien Map 2013 181-3-11A-73	
4/24/2013	181-3-6 Replaced per Deeds 2013 181-3-6	
11/28/2016	181-3-11A-73 3rd Lien Map 2016 181-3-11A-73	
12/27/2017	181-3-11A-73 3rd Lien Map 2017 181-3-11A-73	

SEWELL
JAMES M. SEWELL COMPANY, INC.
FOR ASSIGNMENT PURPOSES ONLY
(NOT TO BE USED FOR CONVEYANCES)

ADJOINING PROPERTIES

Stoverman, Peter
144 Travis Corners Rd

372689 Philadelphia
Rd Year: 2020 Curr Yr:
Land Size: 5.41 acres

Address
1 Family Res

R/S: 1 School: Garden Union
Land AV: \$1,600
Total AV: 433,100

Parcel 61.37

History

Assessments

Spec Dist(s)

Description

Owner(s)

Images

Dis

Site (1) Res

Land(s)

Blkg

Imprvmt(s)

Valuation

Sale(s) 1/19/11

Site (1) Res

Land(s)

Blkg

Imprvmt(s)

Valuation

Sale(s) 05/15/95

Site (1) Res

Land(s)

Blkg

Imprvmt(s)

Valuation

Owner | Tax Bill Mailing Address | 3rd Party Address | Bank

Total 2 Owners. To open, click the corresponding icon. Right Click to Add
 (Basic Information) (Additional Information) (Designation)
 Sarah Dunn Owners Type: Additional-4 Design Status:

Last Name / Company: Stoverman First Name: Peter Mt: Jt. St., etc

Attention To / In Care Of: Additional Address:

Street No: 205 Prefix Dr: NW Street / Rural Route: 34th St St Suffix: St Post Dir: Use Name: Apt Unit No: 144

Po Box No: City/Town: New York State: NY Zip Code: 10020-0000

Country: enter if not "USA" State Ct: Ownership: e.g. Life Use Owner Type: [P - Primary]

Owner's Primary Residence

ADJOINING PROPERTIES

Parcel 61-35
History
Assessment
Easement(s)
Spec Dist(s)
Description
Owner(s)
Images
GIS
Site (I) Res
Lands
Bldg
Imprmt(s)
Valuation
Sale01/09/10
-Site (I) Res
Lands
Bldg
Imprmt(s)
Valuation
Sale04/28/58
-Site (I) Res
Lands
Bldg
Imprmt(s)
Valuation

Parcel 61-35
Rural Family Properties
673 Old Albany Post Rd

372689 Phelpsstown
Rd Year (2020) Cur Yr
Land Size: 6.83 acres

Active R/S:1
1 Family Res
School: Garrison Union
Land AV: 87,300
Total AV: 200,550

Owner: Ten 88 Mailing Address 3rd Party Address Bank

Label 1: Owner. To view, click the appropriate icon. (Right Click to Add)
Label 2: First Party Address (Right Click to Add)

Last Name / Company: First Name: MI: Jr., Sr., etc:
Rural Family Properties
Attention To / In Care Of: Additional Address:
Street No.: Preik Dr. Street / Rural Route: St Suffix: Post Of: Unit/Room: Unit No.:
5742 Albany Post Rd
Po Box No.: City/Town: State: Zip Code:
Cardinal Manor Cantonment NY 11967
Country: enter if not "USA" Bar Ct: Ownership: e.g. Life Use Owner Type:
Demor's Primary Residence P - Primary

ADJOINING PROPERTIES



Dennis J. Sant, County Clerk
 Putnam County Office Building
 88 South Avenue, Room 110
 Carmel, New York 12512



ACS-00000000209976-000000000626721-004

Endorsement Page
 Document # 1500964 Drawer # 07 Recorded Date: 05/18/2012
 Document Type: DEED Book 1879 Page 356 Recorded Time: 2:45:33 PM
 Document Page Count: 4 Receipt # 16026

PRESENTER:
 PG AGENCY
 1600 NORTH DIVISION STREET
 P.O. BOX 431
 BERKSHIRE, NY 10566

RETURN TO:
 STEPHEN TOMASKY, NSD.
 1705 ROUTE 9D, PO BOX 513
 GOLD SPRING, NY 10516

PARTIES
 DEBANTOL GRANTOR
 PATRICIA KING CHRISTOPHER F HACE

FEE DETAILS
 Consideration: \$995,000.00
 1500964
 OLD 42.00
 CP-514 7 5.00
 CULTURAL EDUCATION 15.00
 RECORD MANAGEMENT 5.00
 E & S - RESID/AGRIC 125.00
 TRANSFER TAX 1 SEC. 06
 PROCESSING FEE 1 1.00
 AMOUNT FOR THIS DOCUMENT:
 NET FEE \$ 000061443

RESERVED FOR CERTIFICATION

THIS DOCUMENT WAS EXAMINED PURSUANT TO 2015
 NEW YORK PROPERTY LAW

EXEMPTIONS

Dennis J. Sant
 DENNIS J. SANT
 PUTNAM COUNTY CLERK

RESERVED FOR CLERK NOTE

DEED TO PROPERTY

THIS INDENTURE, made the 18th day of June, in the year 2012

BETWEEN:

TRUCIA KING and DAVID J. CLARK,
with an address at 699 Old Albany Post Road, Garrison, NY

party of the first part, and

CHRISTOPHER S. M. SGO and HELEN L. SNEYDER, husband and wife,
with an address at 1 Bleecker Street, apt 2, New York, NY 10012

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00)

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, its heirs or successors and assigns of the party of the second part forever,

ALL the certain part, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Town of Phillipsburg, County of Putnam, State of New York, as more fully described in Schedule "A" annexed hereto;

TOGETHER with all rights, title and interest, if any, of the party of the first part in and to any certain and certain, situate, lying and being in the above described premises to the extent hereinafter set forth; TOGETHER with the appurtenances and all the estate and right 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, its 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 and will not do or suffer anything whereby the title premises have been encumbered in any way whatsoever, 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 this improvement and will apply the same first to the payment of the cost of the improvement before using any part of the same for any other purpose. The word "only" shall be construed so as to read "primes" whenever the sense of this instrument so requires

IN WITNESS WHEREOF, the party of the first part has hereunto set their hands and seals this 18th day of June 2012.

IN WITNESS WHEREOF:


Patricia King


David J. Clark

Title No. RGF 16762

Schedule A
(Description)

All that certain piece, piece or parcel of land situated lying and being in the TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM, State of New York, known and designated as Parcel 4 and portions of Parcels 3 and 5 as shown on a certain map entitled, "Map showing survey of property located in the Town of Philipstown, said map being dated April 8, 1951 and made by the Hudson Valley Engineering Co. Inc.", and filed in the Putnam County Clerk's Office on December 11, 1898 as Map No. 172, said parcel and portions of parcels, when taken together being more particularly bounded and described as follows:

BEGINNING at the point of intersection of the southwesterly side of Old Albany Post Road and the northwesterly line of lands now or formerly of Kasper Schmitt;

RUNNING THENCE along said southwesterly line of Old Albany Post Road the following courses and distances: North $45^{\circ} 33' 07''$ West 192.62 feet, North $45^{\circ} 26' 15''$ West 125.64 feet and North $51^{\circ} 56' 19''$ West 178.45 feet to a point on the southerly line of Travis Cornelius Road;

RUNNING THENCE along same, South $77^{\circ} 52' 32''$ West 83.64 feet and South $75^{\circ} 15' 42''$ West 160.01 feet to a point on the northerly line of lands now or formerly of Ephraim B. Flint;

RUNNING THENCE along same, South $18^{\circ} 53' 50''$ East 341.55 feet and South $65^{\circ} 43' 10''$ East 345.33 feet to a point on the northwesterly line of lands now or formerly of Kasper Schmitt;

RUNNING THENCE along same and along a stone wall North $30^{\circ} 43' 30''$ East 345.14 feet to a point on the southwesterly line of Old Albany Post Road, said point being the point and place of **BEGINNING**.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of WESTCHESTER, ss:

On the 17th day of June, 1984, before me, the undersigned, personally appeared Fairlie Ring and David J. Citri:

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]
ROBIN SUE GOLDSAND
Notary Public, State of New York
No. 403874
Qualified in Westchester County
Commission Expires August 24, 1984

ACKNOWLEDGEMENT BY SUBSCRIBERS WITNESSED TAKEN IN NEW YORK STATE

State of New York, County of ss:

On the day of in the year before me, the undersigned, a Notary Public in and for the State of New York, do solemnly swear to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did declare and say that he/she/they signed it.

I, the person whose name(s) is (are) subscribed to the within instrument, do hereby acknowledge the execution of the same.

I, the individual described in and who executed the foregoing instrument, do hereby acknowledge the execution of the same.

Witness my hand and seal this day of 1984.

Seal and Salt Decal With Coverlets

REC-231-TITLE

TO PLACE



ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of ss:

On the day of in the year 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.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of County of ss:

(Of: Local; District of Columbia; Territory; Possession; or Foreign; Country)

On the day of in the year 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), 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, and that said individual(s) with such appearance before the undersigned in the

(add his city, or political subdivision and the state or territory or other place the acknowledgment was taken)

RECORDED AS REQUEST OF RG AGENCY
PO BOX 751
PO BOX 751
814-752-2700
RETURN BY MAIL TO

DATE: 6/17/84
BOOK: 1705
PAGE: 311
COUNTY: WESTCHESTER

RETURN BY MAIL TO:



61.-3-4

Certificate of Occupancy

FOR EXISTING NON-CONFORMING USE

Date . . . October 22 . . . 1985.

THIS CERTIFIES premises owned by Frank & Patricia Minardi located at Travis Corners Rd., Garrison, N.Y. and described as . . . Single Family Res., Studio & Shed were in existence and used as . . . Single Family Residence, . . . Studio & Shed . . . on April 23, 1957, the effective date of the Zoning Ordinance of the Town of Philipstown; that such premises and use continue unchanged to the date hereof and are an existing non-conforming use under and subject to the provisions of said Ordinance, and the amendments thereto. TM 53-1-15

- This certificate is issued in that said premises are in a . . . R-80 . . . District and
- Are being used as ~~Single Fam. Res.~~ ^{Single Fam. Res.} Lot area is . . . 5 . . . ~~6000~~ ^{acres} Width of lot is . . . 345 . . . ft. Total percentage of lot covered is . . . 47 . . . ^{L-420 ft.}
 - Yard dimensions are: Front . . . 15ft. . . ; Side . . . R-150 ft. . . ; Rear . . . 290 ft. . . ^{L-100ft.}
 - Accessory building or use is . . . Studio / Front-150 ft. . . Side- . . . R-470 ft. . . Rear- 73ft. . . ^{L-490ft}
 - Other Shed- Front-240ft. . . Side- R-100ft. . . Rear-75ft. . .

Applicant acquired premises from . . . Charles E. Jr. & Evelyn Doyle, by deed dated . . . June 29, 1960 . . . and recorded in the Putnam County Clerk's office on . . . July 1, 1960 in Liber . . . 532 Page . . . 146

Now, therefore, this Certificate of Occupancy is issued under the seal of the Town of Philipstown, this . . . 22 . . . day of . . . October . . . , 19 . . . 85

Issued to: . . . Frank & Patricia Minardi
Fee: \$10.00.

TOWN OF PHILIPSTOWN, NEW YORK

Not valid unless signed in ink by a duly authorized agent of and under the seal of the Town of Philipstown. By


Donald L. Frost Bldg. Inspector



Town of Philipstown

38 Main Street, PO Box 155
Cold Spring, NY 10516

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

*Returned
4/12/17*

CERTIFICATE OF OCCUPANCY

SEC-BLK-LOT: 61.-3-6

Permit No: 2016:11816

CO/CC Issue Date: 04/04/2017

CO/CC No.: 2016:11816

Owner's Name and Address: FLAGG CHRIS
699 OLD ALBANY POST ROAD

Location of Project: 699 OLD ALBANY POST RD

Work Description: TWO STORY ADDITION, NEW KITCHEN, NEW MASTER BATHROOM,
ENLARGE MASTER BEDROOM EXISTING 4 BEDROOM - NO ADDITIONAL BEDROOMS PROPOSED

An application having been filed and the required fee paid, pursuant to the Code of Town of Philipstown, and it appearing from said application that proposed project will comply with the Code of the Town of Philipstown and the New York State Uniform Fire Prevention and Building Code, in all respects, a building permit is hereby granted.

IT IS UNLAWFUL TO OCCUPY OR USE THE STRUCTURE OR ANY PORTION THEREOF, FOR WHICH THIS PERMIT IS ISSUED, UNTIL A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLIANCE IS OBTAINED.

ISSUED BY:


Code Enforcement Officer

TOWN OF PHILIPSTOWN

238 Main Street, PO Box 155
Cold Spring, NY 10516
(845)265-5202 / (845) 265-2687 fax

CERTIFICATE OF OCCUPANCY

SEC-BLK-LOT: 89/61.-3-6

Permit No : 2012:10749

CO/CC Issue Date: 5/14/2012

CO/CC Number : 2012:10749

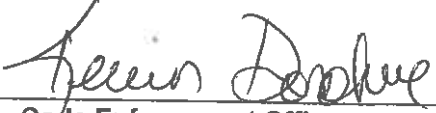
OWNER'S NAME: CLARK DAVID
& ADDRESS KING PATRICIA
PO BOX 332
GARRISON, NY 10524

Location of project : 699 OLD ALBANY POST RD

WORK DESCRIPTION : REMOVAL OF BURIED 500 GAL TANK AND
INSTALLATION OF NEW 275 GAL. OIL TANK

A building permit having been issued for the herein described project, all required inspections having been completed, all required documentation having been presented, and the project having been found to be complete and in compliance with all applicable codes, rules, and laws, this certificate is hereby issued.

ISSUED BY :


Code Enforcement Officer

NOT VALID UNLESS SIGNED IN INK BY A DULY AUTHORIZED AGENT AND
UNDER THE SEAL OF THE TOWN OF PHILIPSTOWN

CERTIFICATE OF OCCUPANCY

6375

53 Block 1 Lot 15

Fee Paid \$ 25⁰⁰ pd 3/18/87

119 Corners Rd. Garrison Ny
ground Pool
Jay Clark / Pat King
of Same address

ion for a building permit pursuant to the Zoning Law, Sanitary Code, Building Code and the Laws in effect in the
anty, New York, having paid the required fee therefore and the undersigned having by inspection ascertained that
ceeded with the erection or improvement of the proposed structure in compliance with the requirements of the
he said work and materials met every requirement of the laws as aforementioned and that the premises have now
y for occupancy pursuant to the provisions of law, Now, therefore, this Certificate of Occupancy is hereby issued

ipstown this 1 day of July, 19 91

TOWN OF PHILIPSTOWN, NEW YORK

igned in ink by a duly authorized agent
seal of the Town of Philipstown.

BY: [Signature] Building Inspector

CERTIFICATE OF OCCUPANCY

6426

Philipstown Tax Map # 53 Block 1 Lot 15 Fee Paid \$ 35⁰⁰ 7-20-91

Located At: Travis Coaners Rd @ Old Post Rd - Garrison ny
Covering: Alterations to interior of house including

plumbing
David Clark / Pat King of Post Office Box 332 Garrison

having heretofore filed an application for a building permit pursuant to the Zoning Law, Sanitary Code, Building Code and the Laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee therefore and the undersigned having by inspection ascertained that the applicant has subsequently proceeded with the erection or improvement of the proposed structure in compliance with the requirements of the laws as aforementioned and that the said work and materials met every requirement of the laws as aforementioned and that the premises have now been fully completed and are ready for occupancy pursuant to the provisions of law, Now, therefore, this Certificate of Occupancy is hereby issued

under the seal of the Town of Philipstown this 29 day of July, 1991.

TOWN OF PHILIPSTOWN, NEW YORK

Not valid unless signed in ink by a duly authorized agent and under the seal of the Town of Philipstown.

BY: [Signature]
Building Inspector

BUILDING PERMIT

6426

Philipstown Tax Map 53 Block 1 Lot 15

Location of Premises TRAVIS COANERS RD. Garrison NY 10524

Type of Construction: Alterations to interior of house
David Clark / Pat King of Post Office Box 332, Garrison ny

heretofore filed an application for a building permit pursuant to the Zoning Law, Sanitary Code, Building Code and the Laws in effect in the Town of Philipstown, Putnam County, New York, having paid the required fee in the sum of \$_____ (septic) \$_____ (well) \$ 116⁰⁰ (structure) it appearing from the said application that the proposed improvement is intended to and will comply with the requirements of the law as aforementioned, a building permit is hereby granted this 20 day of July 19 91, being valid for a period of one year and renewable upon payment of established fee schedule.

INSPECTIONS REQUIRED: Call 265-9668, 2 days notice.

- 1. Soil conditions: (Footings, forms and reinforcement.)
- 2. Foundations: masonry, concrete (Transit-mix slips required)
- 3. Framing: insulation; (prior to drywall or closing)
- 4. Mechanicals: (rough plumbing, piping, ducts)
- 5. Final Driveway Inspection.
- 6. Final Inspection, including safety features.

NOTE: All construction shall comply with the NY State Building Code whether or not shown on approved building plans. This structure, or any portion thereof, for which this permit is issued, shall NOT BE OCCUPIED until a CERTIFICATE OF OCCUPANCY is issued. Permit must be renewed annually until such date of Certificate of Occupancy issuance.

RENEWALS:

	DATE	FEE PAID
#1	_____	_____
#2	_____	_____
#3	_____	_____
#4	_____	_____

TOWN OF PHILIPSTOWN
BY: [Signature]
Building Inspector