



December 23, 2020

Attn: Robert Dee, Chairperson
Town of Philipstown
Zoning Board of Appeals
2 Cedar Street
Cold Spring, NY, 10516

Dear Mr. Dee,

We are submitting this application on behalf of our Clients, Eben Shapiro and Sue Atkins, residing at 420 Indian Brook Road, Garrison, New York.

Due to the limitation of the site, we are proposing to construct an accessory building of a 1-story, 1-car garage with a home office in the front yard setback area.

Please call me at 646-303-4298 with any questions.

Gratefully,

A handwritten signature in blue ink, reading "Juhee Lee-Hartford".

Juhee Lee-Hartford
River Architects, PLLC | CEO, Founding and Managing Principal, AIA, LEED AP, NCARB, CPHC
MWBE, DBE, & SBE Certified Business
Passive House | Net Zero | Living Buildings | LEED



APPEAL # _____ Tax Map # _____

Final hearing date _____ Zoning Board decision APPROVED / DENIED

Date application submitted _____

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

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

I (we), Eben Shapiro (Owner) Juhee Lee-Hartford at River Architects, PLLC (Agent)

residing at River Architects, PLLC 178 Main Street, Cold Spring NY 10516

Telephone: home _____ business 845-265-2254

HEREBY appeal the decision of (name and title) _____

whereby he/she

GRANTED _____ DENIED a BUILDING PERMIT a CERTIFICATE OF OCCUPANCY _____

For Constructing a new detached 1.5 car garage by the existing driveway

To _____

of _____

For property at tax map # 50.-2-16 in zoning district RC Rural Conservation

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:

420 Indian Brook Rd, Garrison, NY 10524

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

(50.-2-10) 359 Old Albany Post Rd- Amor & Margaret Towles- 394 Old Albany Post Rd Garrison NY 10524
(50.-2-9) 1178 Old Albany Post Rd- Amor & Margaret Towles- 394 Old Albany Post Rd Garrison NY 10524
(50.-2-11) 1166 Old Albany Post Rd- Benjamin & Geraldine Rutman- 1166 Old Albany Post Rd Garrison NY 10524
(50.-2-15) 416 Indian Brook Rd- Bernard Warshavsky & Levenson Frances- 131 Riverside Dr #9D New York NY 10024
(50.-2-34) 31 Garrison Woods Rd- Darien & Krystal Ford- 31 Garrison Woods Rd Garrison NY 10524
(50.-2-33) 27 Garrison Woods Rd- Ronald & Janice Anderson- 27 Garrison Woods Rd Garrison NY 10524
(50.-2-32) 21 Garrison Woods Rd- William Champion, Jr & Dulce A Chicon- 21 Garrison Woods Rd Garrison NY 10524

3. PROVISIONS OF ZONING CODE INVOLVED (give Article, Section, Sub-section, paragraph by number, Do not quote text of code)

175-30 F (1)

Any accessory structure attached to a principal building, and any detached bam, garage, stable, tennis court, or swimming pool shall comply with the minimum setback requirements of this Chapter applicable to the principal building

4. PREVIOUS APPEAL (If there have been any previous appeals for this property or any portion thereof, set forth the appeal number, date, relief sought and the ZBA decision resulting)

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

(1) An exact statement of the interpretation requested is:

(b) a VARIANCE from the Zoning Code is requested:

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

We are proposing to construct a detached garage (\pm 877 SF) at the end of the existing driveway, which is located within the front yard setback.

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

(c) a SPECIAL USE PERMIT is requested:

(1) The reason the permit is requested:

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

(3) The facts showing 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:

STATE OF NEW YORK, COUNTY OF PUTNAM Juhsee Lee-Hartford

being duly sworn, says: I have read the foregoing appeal and papers attached; that the statements and representations made therein are true to the best of my knowledge and belief

Juhsee Lee-Hartford mm
Signature of applicant or agent

Sworn before me this 24th day of December 2020

Notary, Dutchess County Robert Antenucci

ROBERT ANTENUCCI
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #01AN6355365
COMM. EXP. 03/06/2021

SUBMISSION REQUIREMENTS: (1) For a VARIANCE or INTERPRETATION please submit (7) 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 complied with exactly

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 lines. 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 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

- 1a. 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?

The new structure will not likely to be seen from nearby properties.

- 1b. 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?

- 2. 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?

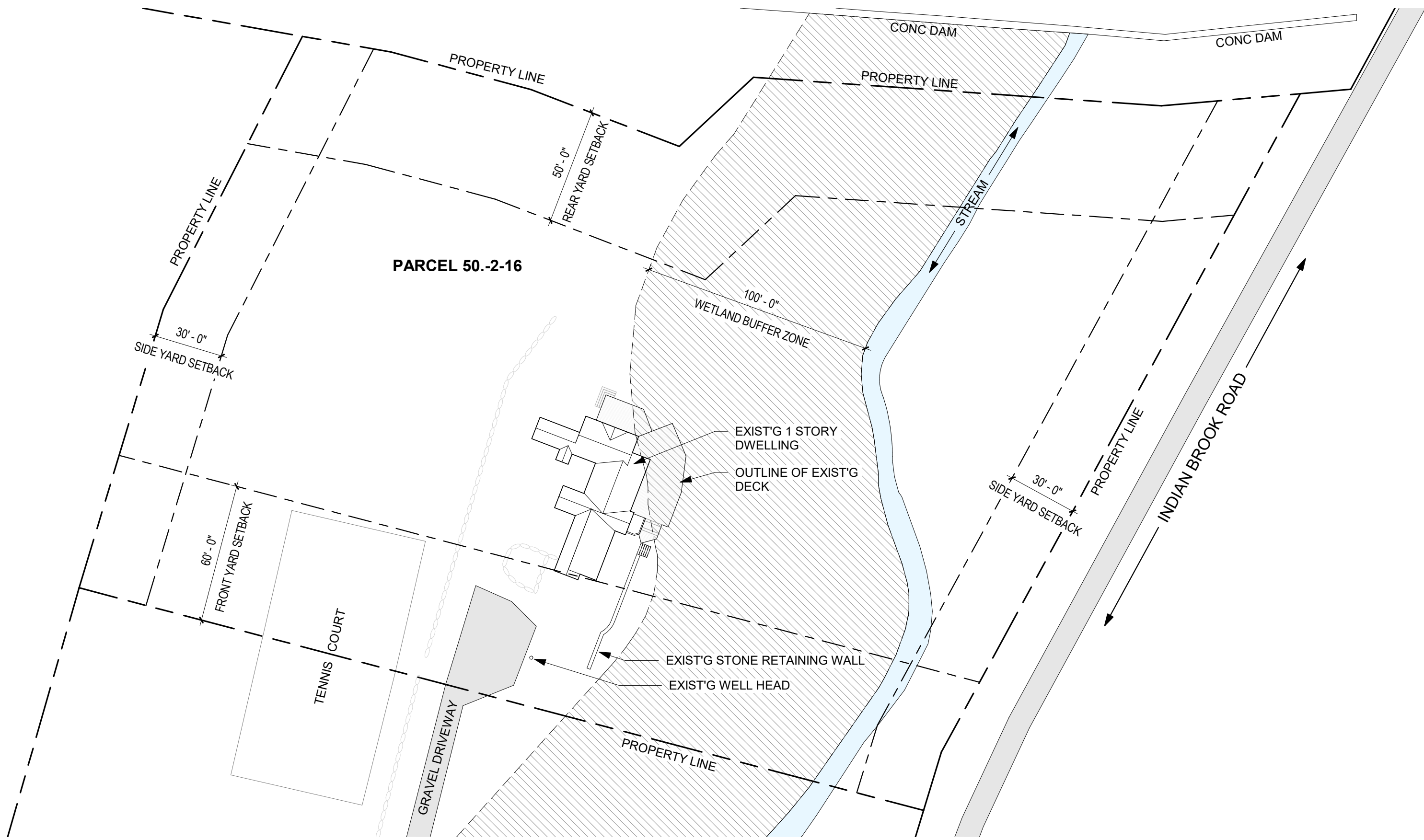
- 3. What is Code requirement you seek to vary?

How large of a variance do you seek?

4. 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?

There will be minimal re-grading and pavement on the east side of the garage, the garage is located near the existing well head, we propose to set the structural foundation away from the well

5. 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

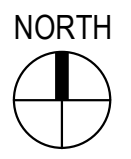


SITE PLAN_EXISTING

420 INDIAN BROOK RD

420 INDIAN BROOK RD
Garrison, NY 10524

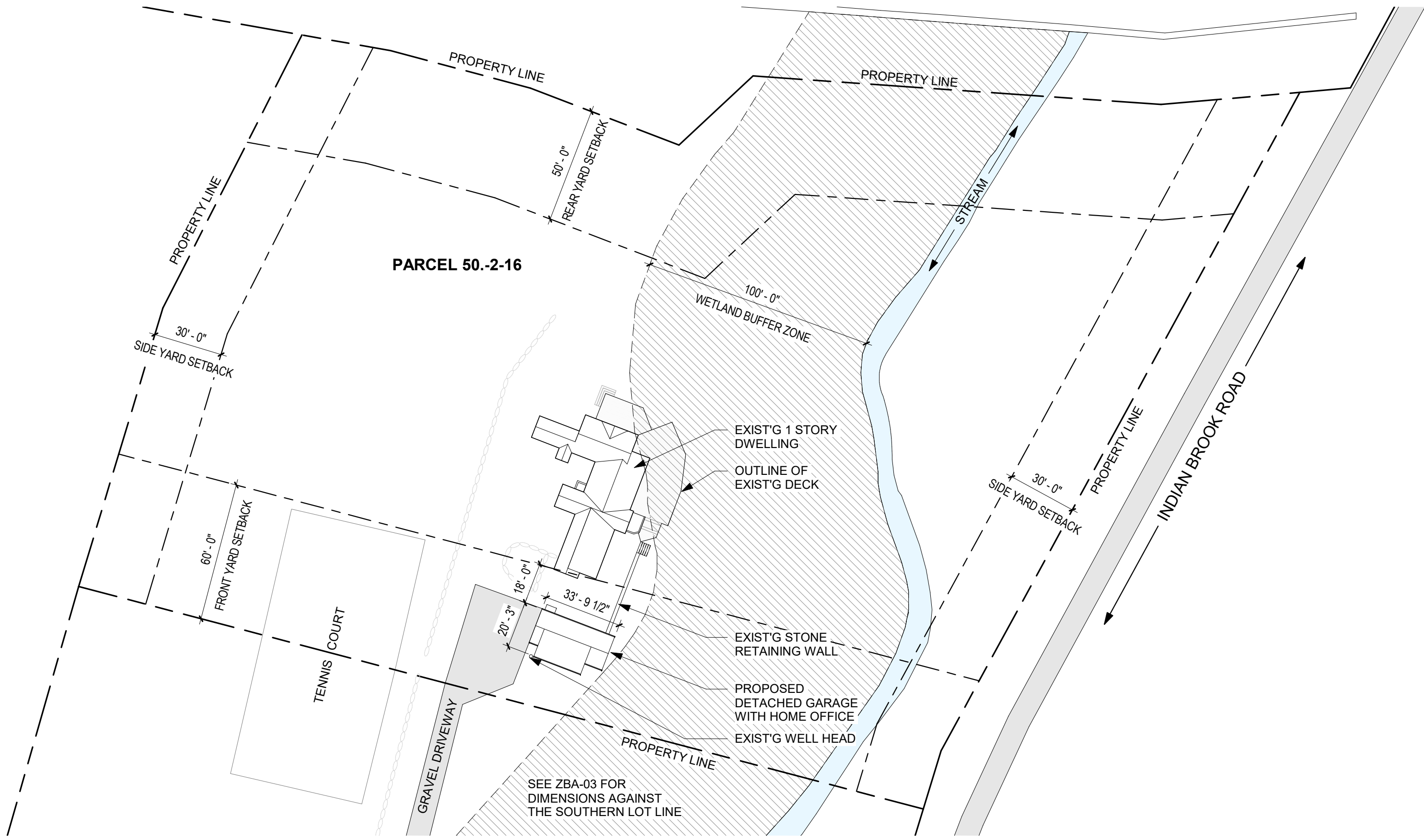
TAX MAP #:50.-2-16



ZBA-01

1" = 40'-0"

12-23-2020



SITE PLAN PROPOSED

420 INDIAN BROOK RD

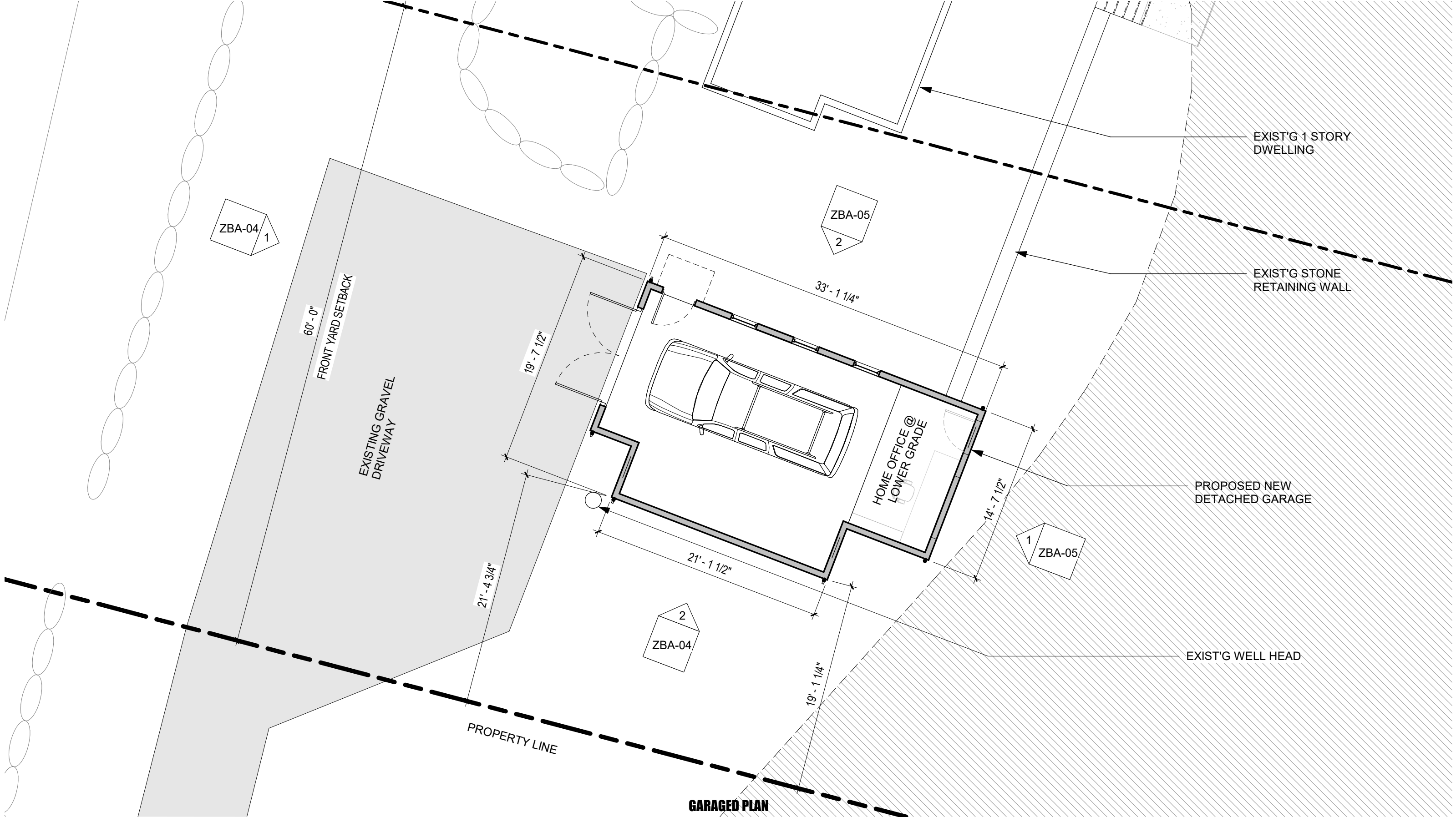
420 INDIAN BROOK RD
Garrison, NY 10524

TAX MAP #:50.-2-16

ZBA-02

1" = 40'-0"

12-23-2020



GARAGED PLAN

420 INDIAN BROOK RD

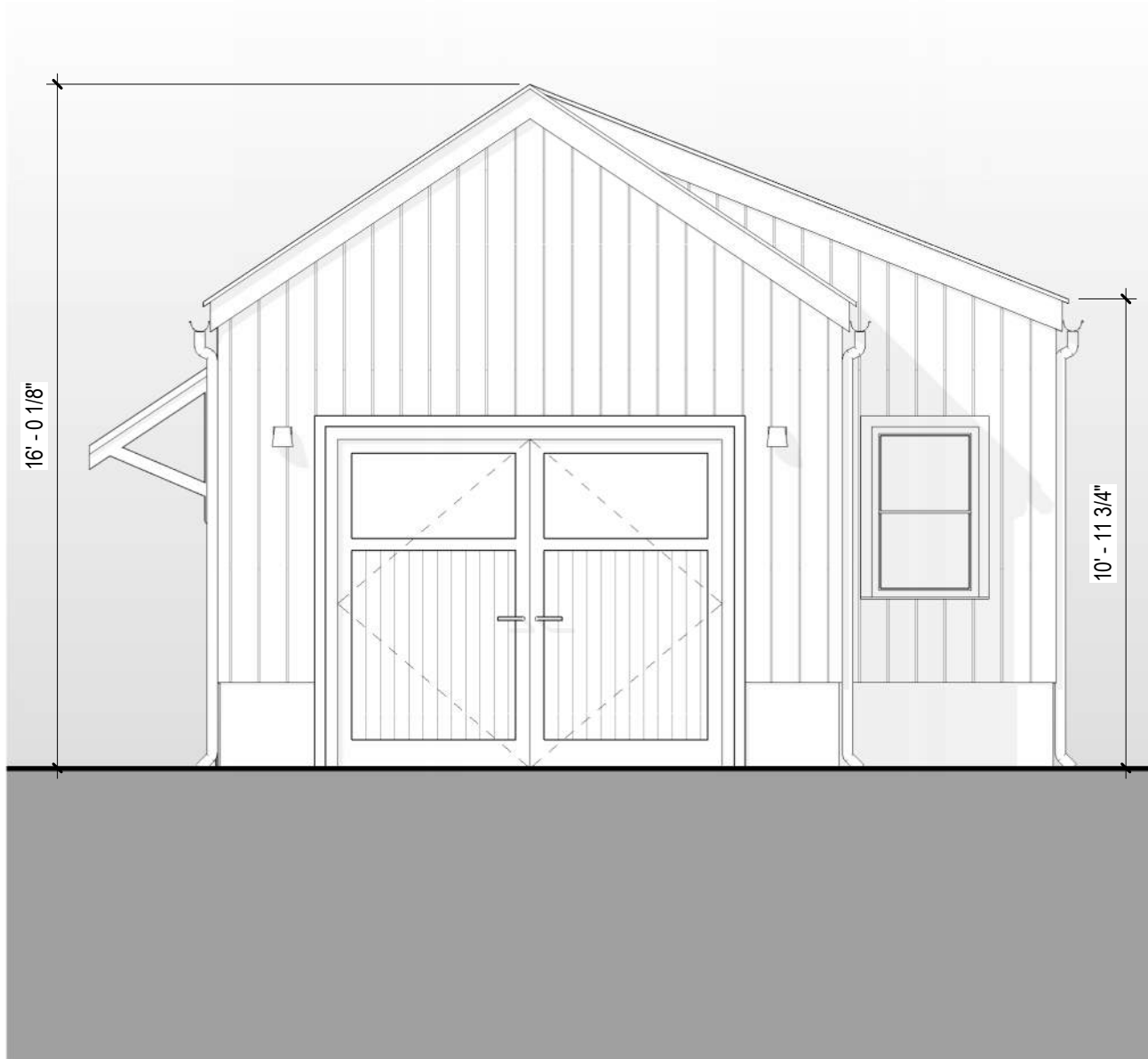
420 INDIAN BROOK RD
Garrison, NY 10524

TAX MAP #:50.-2-16

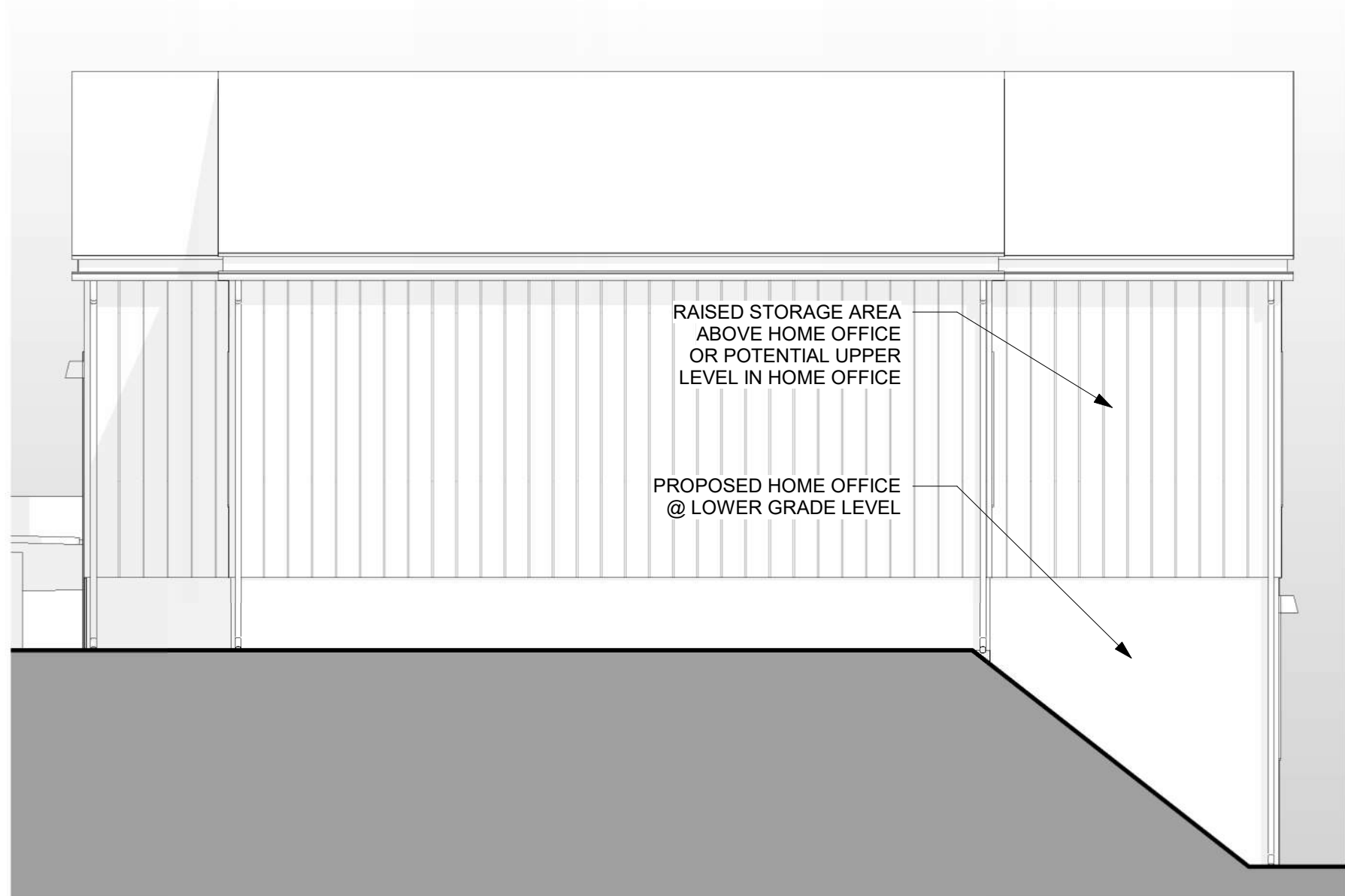
ZBA-03

1/8" = 1'-0"

12-23-2020



1 GARAGE ELEVATION_WEST



2 GARAGE ELEVATION_SOUTH

GARAGE ELEVATION

420 INDIAN BROOK RD

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Garrison, NY 10524

TAX MAP #:50.-2-16

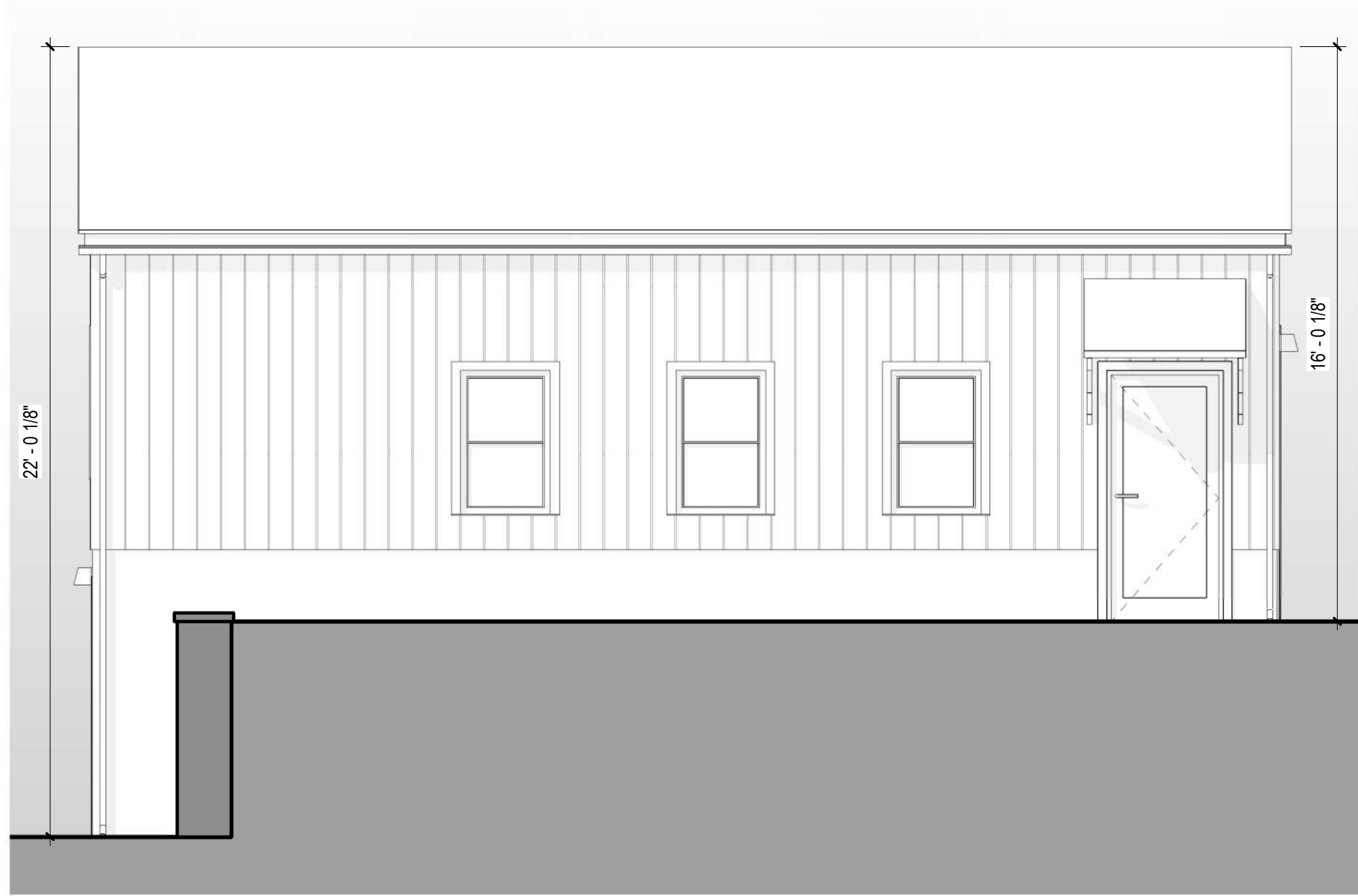
ZBA-04

1/4" = 1'-0"

12-23-2020



1 GARAGE ELEVATION_EAST



2 GARAGE ELEVATION_NORTH

GARAGE ELEVATIONS

420 INDIAN BROOK RD

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Garrison, NY 10524

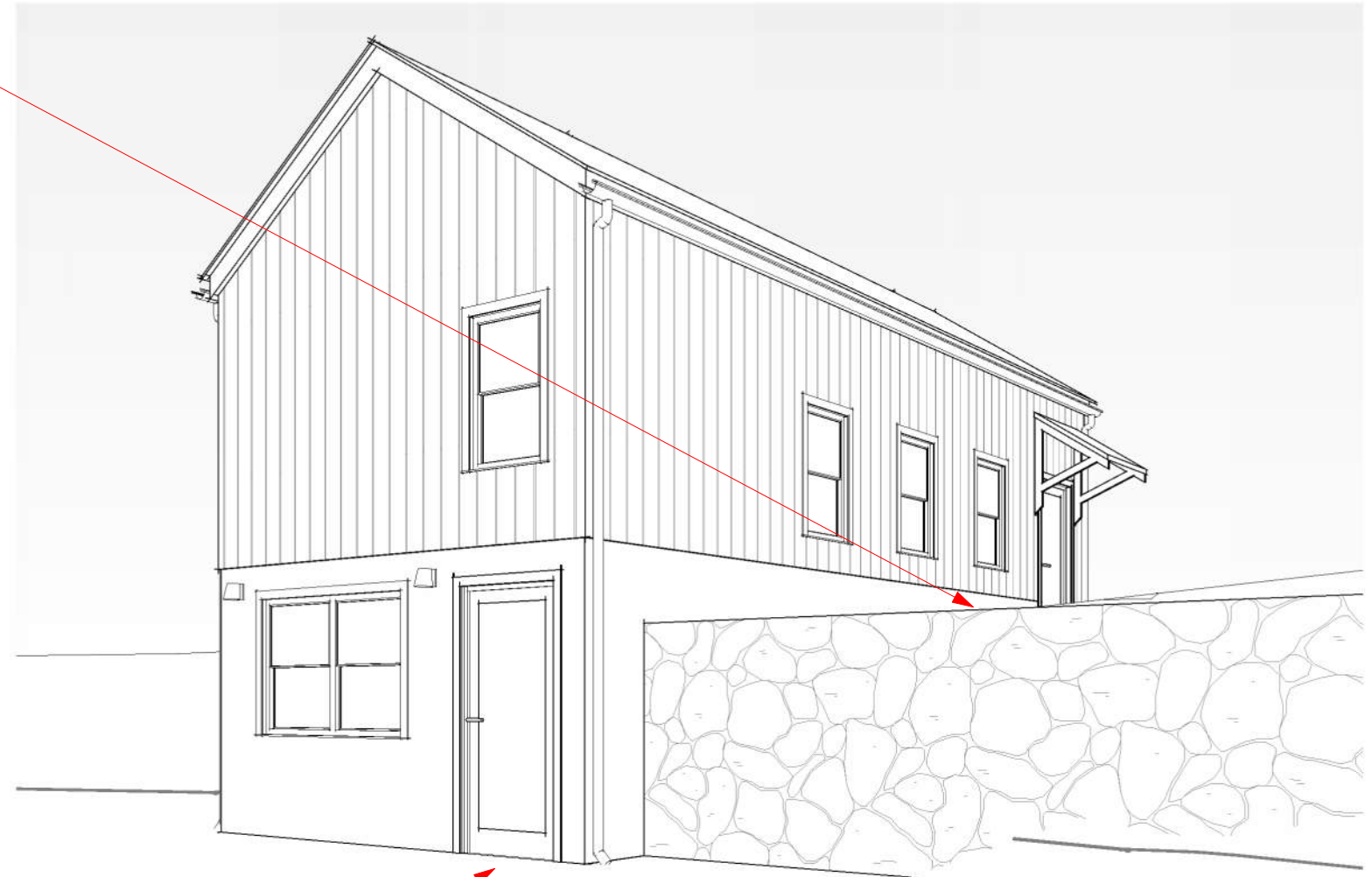
TAX MAP #:50.-2-16

ZBA-05

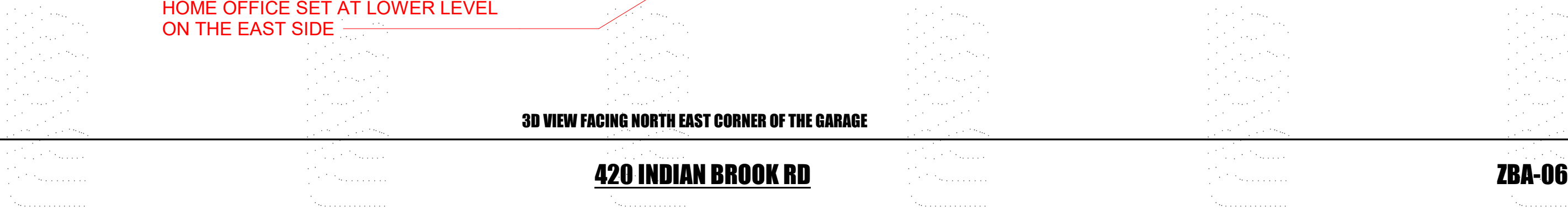
1/4" = 1'-0"

12-23-2020

GARAGE WILL BE AT DRIVEWAY LEVEL



HOME OFFICE SET AT LOWER LEVEL ON THE EAST SIDE



3D VIEW FACING NORTH EAST CORNER OF THE GARAGE

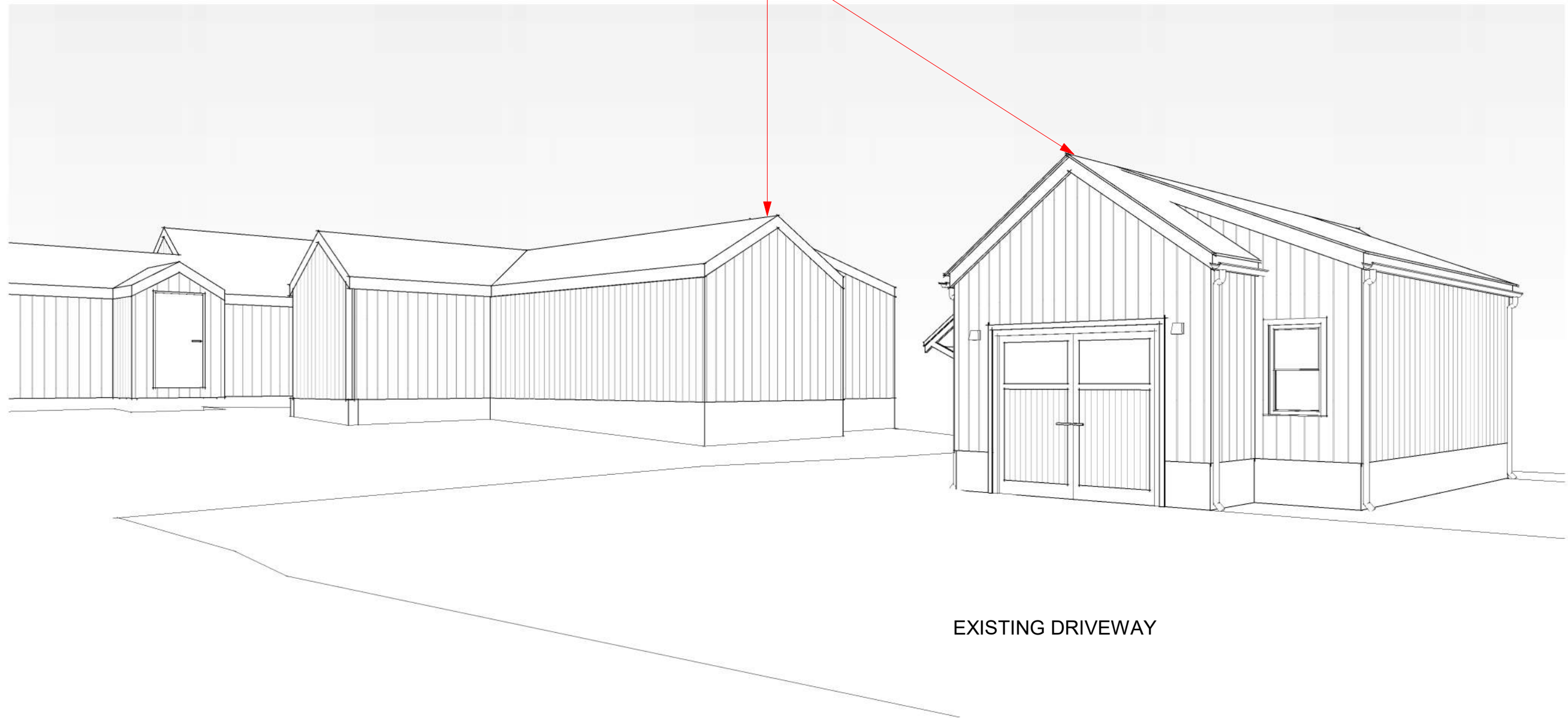
420 INDIAN BROOK RD

420 INDIAN BROOK RD
Garrison, NY 10524

TAX MAP #:50.-2-16

ZBA-06

GARAGE TO BE APPROX. SAME HEIGHT AS EXISTING HOUSE



EXISTING DRIVEWAY

3D VIEW FROM DRIVEWAY

420 INDIAN BROOK RD

420 INDIAN BROOK RD
Garrison, NY 10524

TAX MAP #:50.-2-16

ZBA-07