



Town of Philipstown

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

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

Betsy Haddad
15 Lake Celeste
Garrison N.Y. 10524

10-9-20

Ref: Application for building permit
Alterations and additions to existing home
Tax # 72.17-1-15 (RC Zone)

Included:

1. Application for building permit
2. Construction plans
3. Site plans with dimensions

The application proposes an addition within the side yard setback proposing a 27.67'-0" setback where 30' is required.

Since the proposal does not comply with the Town of Philipstown dimensional table found in chapter 175 zoning code the application at this time is DENIED.

If you are aggrieved by this decision, you may submit an application to the Zoning Board of Appeals pursuant to the provisions of Article IV of the town code within 60 days from the date of this letter. An application is enclosed.

Further, the proposed activity encroaches a controlled water way buffer requiring a 100 foot setback and proposing a 39.19' separation of activity.

Greg Wunner


Code Enforcement Officer

ZBA APPLICATION, MEETING AND APPROVAL

PROCEDURES

When applying to the Zoning Board of Appeals, there is generally a regular set of steps that will be followed, hopefully ending in the approval of your application.

- Step 1. Obtain the application form from the Code Enforcement Department.
- Step 2. Fill out the form to the best of your ability. The Department will assist you as necessary.
- Step 3. Return all required documents for your application, the application fee and the escrow fee to Code Enforcement. Application must be received a minimum of 10 days prior to a scheduled meeting.
- Step 4. Code Enforcement will forward your application to the ZBA.
- Step 5. You will receive correspondence from the ZBA informing you of your first meeting date. Meetings are held on the second and fourth Monday of each month, at Town Hall, second floor, at 7:30 pm, unless otherwise stated. The first meeting will be for the ZBA to review your application for completeness only. **It is strongly recommended that you attend this meeting to insure all documentation has been submitted and is in order.**
- Step 6. If the ZBA deems your application complete, they will schedule your second meeting, which will be your actual public hearing. At the second meeting, you will explain your case to the ZBA and answer any questions they may have.
- Step 7. The ZBA may require more than one public hearing to decide your case. If so, you will be advised of any further public hearings.
- Step 8. When the ZBA is satisfied that it has all necessary information, they will close the public hearings and take a vote on your case, whether to approve or deny your application.
- Step 9. After your final vote is taken by the ZBA you should return to the Code Enforcement Department for further instructions and assistance.

NOTICE TO APPLICANTS

READ ALL INFORMATION ON THIS APPLICATION CAREFULLY. WE WILL ASSIST YOU AS MUCH AS POSSIBLE, BUT IT IS NOT OUR RESPONSIBILITY TO GATHER INFORMATION, MAKE COPIES OR ASSEMBLE APPLICATION PACKAGES.

All submissions to the Zoning Board of Appeals must be submitted a minimum of two calendar weeks prior to being placed on the agenda for review.

The initial review of the application by the Board will be to insure completeness of the application only. If the application is deemed complete, a public hearing date will be set and the applicant will be so notified. If the application is deemed incomplete for any reason, the applicant will be notified of the additional requirements of the Board.

The application must contain detailed directions to the property to enable the Board members to make site visits as required. The property must also be properly posted with the correct B11 address as required by the town code.

A copy of the Zoning Code and Zoning Map is available in the office of the Town Clerk.

Be prepared to present facts and any additional information the Board may need at the time of the public hearing.

All applications for a SPECIAL USE PERMIT must also be referred to the Town Planning Board. This will be done by the clerk of the Zoning Board.

FEES: payable at time of application -- Variance - \$200.00 (no - No Escrow)

Interpretation - \$200.00

Special Use Permit - \$ 500.00

ESCROW: \$ 1000.00

Payable at time of application;

Returnable after adoption of final ZBA resolution and payment of any consulting fees incurred

APPEAL # 940 Tax Map # 72.17-1-15

Final hearing date _____ Zoning Board decision APPROVED / DENIED Town of Philipstown Building Department

Date application submitted 1/27/21 JAN 27 2021

Application fee \$ 100 Escrow \$ 0 Received by R. Valentin RECEIVED

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

I (we) BETSY A. HADDAD

residing at 15 LAKE CELESTE DRIVE, GARRISON, NY 10524

Telephone: home 917-450-8817 business N.A.

HEREBY appeal the decision of (name and title) _____

whereby he/she

GRANTED _____ DENIED _____ a BUILDING PERMIT _____ a CERTIFICATE OF OCCUPANCY _____

For _____

To _____

of _____

For property at tax map # 72.17-1-15 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:

SEE EXHIBIT A - ATTACHED

- 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)

SEE EXHIBIT B - ATTACHED

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

SEE EXHIBIT C - ATTACHED

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)

SEE EXHIBIT C - ATTACHED

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:

SEE EXHIBIT C - ATTACHED

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

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

SEE EXHIBIT C - ATTACHED

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

SEE EXHIBIT C - ATTACHED

(c) a SPECIAL USE PERMIT is requested: **NOT APPLICABLE**

(1) The reason the permit is requested:

N.A.

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

N.A.

(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:

N.A.

STATE OF NEW YORK, COUNTY OF BUTNAM Westchester

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.

[Signature]
Signature of applicant or agent

Sworn before me this 23 day of JULY 2000

Nelary [Signature] County, Westchester



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 specific factors and 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?

SEE ATTACHED - EXHIBIT C

- 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?

SEE ATTACHED - EXHIBIT C

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?

SEE ATTACHED - EXHIBIT C

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

SEE ATTACHED - EXHIBIT C

How large of a variance do you seek? _____

SEE ATTACHED - EXHIBIT C

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?

SEE ATTACHED - EXHIBIT C

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

SEE ATTACHED - EXHIBIT C

Date: 27 January 2021

Property : 15 Lake Celeste Drive, Garrison, NY
Tax ID #: 72.17-1-15
Zoning District – RC (Rural Conservation)

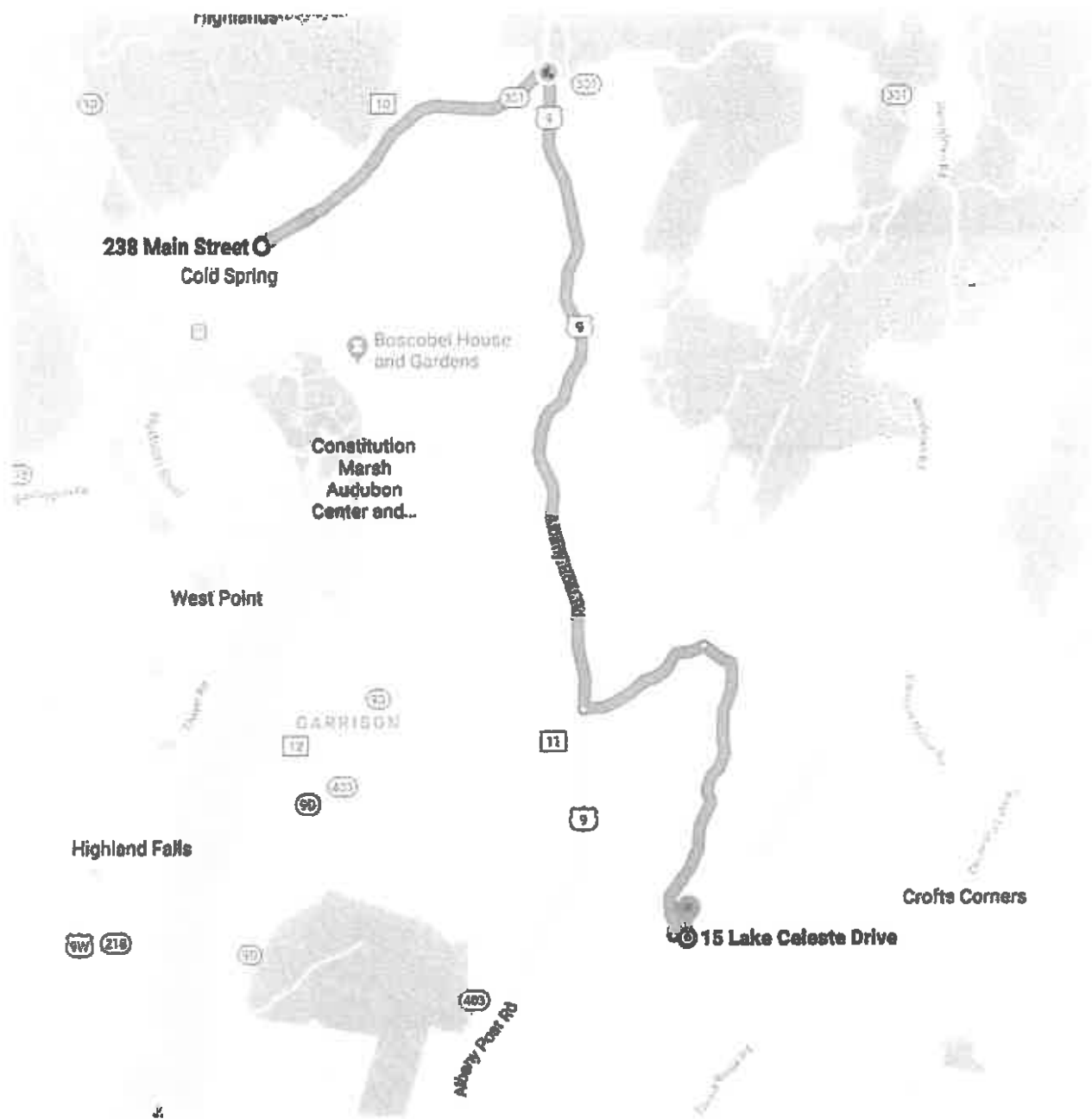
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ZONING BOARD OF APPEALS (ZBA) APPLICATION - EXHIBIT A

The following are responses to and correlates with the ZBA Application for the above-mentioned property.

1. **Location of Property: (911 address 15 Lake Celeste Drive)**
Directions from Town of Philipstown townhall (238 Main Street, Cold Spring, NY) to 15 Lake Celeste Drive, Garrison, NY:
 - Head Northeast on NY-301 E / Main Street toward Parsonage Street (2.2 miles).
 - Turn right onto U.S. 9 South (4.1 miles).
 - Turn left onto Travis Corners Road (9 miles)
 - Turn right onto Old Albany Post Road (2 miles)
 - Turn left onto Lake Celeste Drive (0.1 mile with destination on the right)

SEE MAPS BELOW:



Location Map: Google 2018

Date: 27 January 2021

Property : 15 Lake Celeste Drive, Garrison, NY
Tax ID #: 72.17-1-15 // Zoning District – RC (Rural Conservation)

ZONING BOARD OF APPEALS (ZBA) APPLICATION - EXHIBIT B

The following are responses to and correlates with the ZBA Application for the above mentioned property.

2. Adjoining Property Owners:

Adjoining Property to the South

- A. Tax ID: 72.18-1-12.1
Address: 236 Old Albany Post Road
Owner: Juan Montoya – 211 Madison Avenue, New York, NY 10016
- B. Tax ID: 72.17-1-20
Address: 15 Lake Celeste Drive
Owner: Juan Montoya – 211 Madison Avenue, New York, NY 10016

Adjoining Property to the West

- C. Tax ID: 72.17-1-17
Address: 13 Lake Celeste Drive
Owner: Susan M. Tortora – 13 Lake Celeste Drive, Garrison, NY 10524
- D. Tax ID: 72.17-1-16
Address: 11 Lake Celeste Drive
Owner: Noel Kropf - 11 Lake Celeste Drive, Garrison, NY 10524

Adjoining Property to the North – Across Lake Celeste Drive

- E. Tax ID: 72.17-1-9
Address: Old Albany Post Road
Owner: Lake Celeste Association, Inc – 11 Lake Celeste Drive, Garrison, NY 10524
- F. Tax ID: 72.17-1-10
Address: 10 Lake Celeste Drive
Owner: Susan B. Gill / Susan B. Gill Revoc. Trust – 7 E 14 St, Apt 18EF, New York, NY 10003

Adjoining Property to the East

- G. Tax ID: 72.17-1-14
Address: 19 Lake Celeste Drive
Owner: Betsy A. Haddad – 15 Lake Celeste Drive, Garrison, NY 10524
- H. Tax ID: 72.17-1-13
Address: 25 Lake Celeste Drive
Owner: Robert Smythe – 4807 Wellington Drive, Chevy Chase, MD 20815

Tax Parcel Map:



Date: 27 January 2021

Property: 15 Lake Celeste Drive, Garrison, NY
Tax ID #: 72.17-1-15 // Zoning District – RC (Rural Conservation)

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ZONING BOARD OF APPEALS (ZBA) APPLICATION – EXHIBIT C

The following are responses to and correlates with the ZBA Application for the above-mentioned property.

3. Provision of Zoning Code Involved:

- Article III, Chapter 175-11B, Chapter 175-23B, and Chapter 175 Attachment 2 (Dimensional Table).

4. Previous Appeal:

- None related to the current filing.

5. Details of Appeal: Area Variance

(b) (1). Statement of the details of the Variance requested is as follows:

The existing two-story, 1,434 sf residence is conforming in respect to the required front yard setback (161.92' where 60' is required), side yard setback (33.42' where 30' is required), rear yard setback (95.83' where 50' is required), and impervious surface coverage (9.12% where 10% is required). However, the existing lot size is non-conforming and undersized at 1.09 acres in a 10-acre zone.

The proposed renovation and addition to this cottage basically consists of a slight expansion of the kitchen and dining room footprint to the north and south respectively, the addition of an office via eastward expansion, the southward expansion of the bedroom portion of the house in order to create a master bedroom with an en-suite bathroom, and a new powder room on the main floor; the basement expansion maintains the same footprint as the main floor expansion in order to house two bedrooms, one full bath, and proper laundry area. Site additions to the house include a new stone patio in the rear (south) yard, new front (north) entry steps in stone, an overhead open wood balcony at the south extent of the master bedroom, and an overhead open wood deck at the south extend of the dining area.

If constructed, the proposed construction would increase the existing non-conformity by having a resulting side yard of 27.67' where 30' is required, result in an impervious surface coverage of 12.56% where 10% or less is required, and result in a floor area increase of 48% (683SF) to an existing non-conforming structure. Please see the attached site plan with zoning chart.

(b) (1). The grounds on which the variance should be granted are as follows:

The undersized lot, the irregular shape of the property, the placement of the existing house on the lot, and the topography of the lot make it difficult to extend the house in a number of directions. The east exterior wall of the house cannot be moved any further east due to the existing septic tank and concrete pad. The northeast corner of the new office which would project 2.33' into the side-yard setback cannot be moved further south due to roof shape constrains. Moving of the north-south gable roof to the south

would cause multiple roof continuity, structural, and flashing issues to arise at the connection to the existing cabin portion of the home.

The north exterior wall of the house cannot be moved further north because of the existing well-head and side yard setback. The western extents of the house immediately abut steep slope and stream areas which make westward extension unfeasible. The internal room configuration and proposed separation of public and private zones do not allow the office to be pushed towards the southern extension of the house. Further southward expansion would also disturb more virgin soil rather, whereas the office extension to the north would only be expanding an existing crawl space over bedrock conditions. In addition, the proposed renovation and addition to this property is not increasing the bedroom count.

With regards to the 48% floor area increase to an existing non-conforming structure – The existing structure is already relatively small when compared to standard three-bedroom homes in the region, this contributes to the large ratio of floor area increase. According to data from the US Census Bureau, the average floor area of a new single-family home in the Northeast Region was 2792 SF in 2015, which is 21% larger than the 2100 SF being proposed with this application. With an original floor area of 1417 SF, and an increase of 683 SF to a total of 2100 SF, this addition will be adding needed functional space while maintaining the same bedroom count. Secondly, the existing undersized lot is what triggers the building's non-conformity. If the lot size was the minimum size (10 acres) as dictated by the Town of Philipstown Dimensional Table for a Rural Conservation Zone, the non-conformance would be non-existent. Lastly, the property owner has a right to add reasonable amenities to their home such as an adequately sized kitchen, powder room, and a home office. These are all reasonable requests by today's standards especially in light of the ongoing COVID-19 pandemic that is forcing more people to work from home. It is now more important than ever for a house to function well as a home and as an office to allow its residents peace of mind during crises such as these.

With regards to the 2.56% increase in impervious surface coverage – 28.8% of the lot area is steep-slope terrain, while 18.1% of the lot area is wetlands. This greatly reduces the total area of land used to calculate the impervious surface coverage percentage, bringing the percentage coverage up to 12.56% based on the proposed changes. As existing, the front yard and the rear yard have no paved connection. The proposed stone patio and steps would accommodate for the grade change in the North-South direction and allow full and proper exterior circulation around the house.

Based on the above and following, the requested variances are marginal and necessary to provide the benefit sought by Ms. Haddad while preserving and protecting the character of the existing cabin structure and surrounding community.

SUPPLEMENTAL WORKSHEET FOR AREA VARIANCE:

- 1a. What possible detriment would the variance have on nearby properties?
- 1b. What impacts would the variance have on the character of the neighborhood?

The granting of the requested area variance will not create any detriment to nearby properties, nor will there be any change in the character of the neighborhood.

The addition to the house and proposed rear yard improvements are not easily seen from the road as they are in the rear of the house, they will also be screened from neighboring properties by vegetation, forest, and terrain. The total area of proposed conditioned space additions is only about 525 sf, which is a modest increase in order to include an office space, powder room, and master bedroom suite. The proposed work will not block any views.

Many of the houses on Lake Celeste Drive have been increased in size over the years. Because these homes have been converted to permanent residences, they have required various additions and improvements. Ms. Haddad would like to improve her home to better suit the needs of a permanent residence.

2. If you did not get the variance, how else could you build what you want or accomplish your goals?

There is no feasible alternative that would not require a wholesale rearrangement of the existing cottage interior configuration. We are trying to preserve as much of the original cabin as possible. The existing house has three bedrooms (the existing bedroom count will not be increased), Ms. Haddad would like to add a powder room and office on the main floor of her house. The proposed plan accomplishes this by adding the majority of the square footage within the required setbacks.

The desire for a powder room in a three-bedroom house, an adequately sized kitchen, a home office and a patio are all reasonable requests by today's standard.

3. What is the code requirement you seek to vary?

The proposed construction would require an area variance for the side yard setback, floor area enlargement variance, and impervious surface coverage. Ms. Haddad is requesting to increase the non-conformity as follows: Front Yard by 2.33', Floor Area by 683 SF, and Impervious Surface coverage by 2.56%.

4. What impact of effect will the variance have on the current physical and environmental conditions of the area?

The entirety of the existing structure is within a wetland buffer zone. All proposed exterior and interior interventions will also be located entirely within this wetlands buffer. There is no feasible location for an attached extension to the house that would not be within this wetlands buffer. The extension of the bedroom portion of the house towards the house will require new foundations, however the existing cabin foundations will be maintained, thus limiting further excavation. The proposed activity will employ erosion control methods such as silt fences during construction. The water-supply and waste-water treatment systems are not being modified. Storm water will be managed on-site with the use of pervious surfaces at the patio and deck, as well as the use of rain gardens to offset the increase in impervious surface area.

5a. Is the variance requested as a result of a "self-created hardship"?

Ms. Haddad purchased the property in 2015. The undersized lot, the irregular shape of the property, the placement of the existing house on the lot, and the topography of the lot limit the allowable configurations for any proposed additions. Due to the origins of the neighborhood as a 'summer lake community', the houses were originally designed to be small cottages and often require additions and upgrades in order to make them livable as year-round permanent residences. With the proposed alterations, the footprint of this cottage house remains relatively small (1,770 sf). Considering the existing lot is undersized, the increases in nonconformity are modest. Lastly, with the COVID-19 pandemic restricting people to their homes, it is now more important than ever to have functional spaces such as a home office in your home.

END

Title No. A-10823

Schedule A

All that certain piece, plot or parcel of land situate lying and being in the TOWN OF PHILIPSTOWN, COUNTY OF PUTNAM, State of New York, known and designated as Lot No. 7 on a certain map entitled, "Map No. 1, Lake Celeste", which said map was completed February 16, 1947, and was duly filed in the Putnam County Clerk's Office, Division of Land Records on the 7th day of July, 1947, as Map No. 387, bounded and described as follows:

BEGINNING at a point on the southerly side of a 50 foot roadway shown on "Map of Roadway, Right of Way and Common situate in Lake Celeste" filed in the Putnam County Clerk's Office, Division of Land Records as Map No. 387-A, said point also being the northeasterly corner of Lot No. 16 shown on map entitled "Section No. 2, Lake Celeste" filed in the Putnam County Clerk's Office, Division of Land Records as Map No. 387-D;

THENCE along said roadway, South 86° 51' 10" East 16.33 feet to Lot No. 3 on said Map No. 387;

THENCE along said Lot No. 3, South 4° 01' 10" East 59.35 feet, South 85° 58' 50" East 20.00 feet and South 49° 36' 30" East 207.48 feet to Lot No. 4 on said Map No. 387;

THENCE along said Lot No. 4, South 54° 52' 00" East 89.19 feet to lands now or formerly John Montoya Design Corp.;

THENCE along same, South 55° 34' 36" West 23.48 feet, South 47° 35' 54" West 17.48 feet, South 59° 32' 36" West 38.63 feet, South 51° 09' 05" West 34.50 feet, South 44° 46' 32" West 16.03 feet, South 39° 16' 19" West 18.70 feet, South 29° 26' 42" West 45.26 feet, South 30° 45' 13" West 45.84 feet and South 37° 08' 11" West 48.33 to land now or formerly Wegel;

THENCE along same, North 52° 41' 04" West 42.82 feet to Lot No. 17 on said map No. 387-D;

THENCE along Lot Nos. 17 & 16 on said Map No. 387-D, North 1° 14' 00" West 113.54 feet, North 8° 27' 20" East 32.03 feet, North 33° 47' 30" East 31.10 feet, North 27° 08' 20" West 46.50 feet, North 16° 16' 80" West, 83.65 feet, North 23° 52' 40" West 89.60 feet, North 3° 29' 20" West 49.31 feet, North 44° 45' 50" East 22.27 feet and North 4° 01' 10" West 23.41 feet to the point or place of the BEGINNING.

TOGETHER with the right of ingress and egress over the portion of Lot No. 3 shown and designated "Right of Way" on said Map No. 387.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY
THIS INDENTURE, made the 11th day of January, in the year Two Thousand Eighteen

BETWEEN

ISAM SALAH, residing at 213 West 131st Street, New York, New York 10027, and BETSY
HADDAD, residing at 15 Lake Celeste Drive, Garrison, New York 10524;

parties of the first part,

BETSY HADDAD, residing at 15 Lake Celeste Drive, Garrison, New York 10524

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, County of Putnam and State of New York, which is more particularly bounded and described on Schedule "A" which is attached hereto and made a part hereof.

BEING the same premises conveyed by Guy E. Felixbrodt and Donna Mikkelsen to Isam Salah and Betsy Haddad by Deed dated May 7, 2012, and recorded in the Putnam County Clerk's Office on May 9, 2012, in Liber 1896 of Deeds at Page 355.

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.

TOWN OF PHILIPSTOWN

238 Main Street, PO Box 168
Cold Spring, NY 10516
(845)285-5202 / (845) 285-2887 fax

CERTIFICATE OF OCCUPANCY

SEC-BLK-LOT: 89/72-17-1-16

Permit No : 2009:10325

CO/CC Issue Date: 2/4/2010

CO/CC Number : 2009:10325

**OWNER'S NAME: FELIXBRODT GUY
& ADDRESS MIKKELSEN DONNA
16 LAKE CELESTE DR
GARRISON , NY 10524**

Location of project : 16 LAKE CELESTE DR

WORK DESCRIPTION : WOODBURNING STOVE

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**

Bargain & Sale Deed
With Covenant Against Grantor's Acts
Title No. _____

ISAM SALAH and BETSY HADDAD,

TO

BETSY HADDAD.

SECTION
BLOCK

LOT Tax Map No. 72.17-1-15
COUNTY OR TOWN:

TOWN OF PHILIPSTOWN
COUNTY OF PUTNAM

RETURN BY MAIL TO:

STEPHEN G. TOMANN, ESQ.
P.O. BOX 313
COLD SPRING NY 10516

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

IN PRESENCE OF:

ISAM SALAH
ISAM SALAH

BETSY HADDAD
BETSY HADDAD

STATE OF NEW YORK, COUNTY OF New York, ss:

On the 29th day of December, in the year 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared ISAM SALAH personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Patti A. Shealy
NOTARY PUBLIC
PATTI A. SHEALY
Notary Public, State of New York
No. 4738281
Qualified in Dutchess County
Commission Expires August 31, 2021

STATE OF NEW YORK, COUNTY OF PUTNAM, ss:

On the 11th day of January, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared BETSY HADDAD, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

Sty. M. C. [Signature]
NOTARY PUBLIC

18

Certificate of Occupancy

FOR EXISTING ~~NON-CONFORMING~~ USE

CONFORMING WHEN PURCHASED 1954
DISTRICT LATER CHANGED TO R/80 Date 9/9/.. 19 94
ALL ADDITIONS HAVE BLDG ^{PERMITS} & ^{PLANS} 1949.

THIS CERTIFIES premises owned by MORRIS ROTHMAN, located at Lake Celeste Drive and described as 54-1-20 / 92.17-1-15 were in existence and used as ... Single Family Residence 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.

FORMERLY R/40

- This certificate is issued in that said premises are in a .. R-80 .. District and
- Are being used as one-family residence
 - Lot area is 4720.3 sq. ft. Width of lot is ~~Varies~~ - ft.
 - Total percentage of lot covered is .. 3.0% - 4%
 - Yard dimensions are: Front 80 ft. Side ^{L-33} 27.0; Rear over 50
 - Accessory building or use is .. None ..
 - Other .. None ..
 - Other .. None ..

Applicant acquired premises from Abe Levin, Fanny Levin, by deed dated April 1953 and recorded in the Putnam County Clerk's office on Oct. 25, 1954 in Liber 453, Page 141.

Now, therefore, this Certificate of Occupancy is issued under the seal of the Town of Philipstown, this 12. day of Sept. 1994.

Issued to: MORRIS & Rhoda Rothman
Fee: \$1200 3500

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 *F. Trauman* Bldg. Inspector

New #M# 72.17-1-15 CERTIFICATE OF OCCUPANCY 6653

Philpstown Tax Map # 54 Block / Lot 20 Fee Paid \$35.⁰⁰ pd 7/2/93

Located At: Lake Celeste, Garrison Ny 10524
Covering: Wood Frame Addition + 3' Removal

Morris + Rhoda Rothman of do above

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 therefor 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 6th day of July 1993

TOWN OF PHILIPSTOWN, NEW YORK

BY: [Signature] Building Inspector

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