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October 3, 2017

Honorable Members of the Village of Ossining Planning Board 16 Croton Avenue Ossining, NY 10562

Re: Proposed Text Amendment Ossining River Associates, Inc.

Dear Honorable Members of the Village of Ossining Planning Board:

I am counsel for Jeffrey and Lynn Smith, who reside at 33 Beach Road, Ossining, NY 10562, and are adjacent neighbors to the proposed Snowden Woods project. We submit this letter in further opposition to the text amendment application of Ossining River Associates, Inc. ("Associates"). The proposed amendment is not consistent with the Comprehensive Plan and Local Waterfront Revitalization Program ("LWRP") pursuant to Village Law § 7-704, seeks to destroy the protective features of the CDD zone, and convert it from the least density waterfront district to a high density waterfront district. The proposed amendment further seeks, contrary to Village Code, to include wetlands as developable areas, although excluding jurisdictional wetlands.

I am compelled to write to this Board to correct Associates' repeated assertions that its application is with regard to 14.122 acres, which has been repeated in Westchester County's letter of September 14, 2017, which I just received this morning from Mr. Kahan and which is attached.

To address the precise size of the application I submitted a FOIL request, which included a request to the Assessor's Office to determine the size of the parcels owned by Associates. Attached is the FOIL and the response. One parcel consists of a house sitting on .61 acres with an address at 4 Beach Road. I understand this is not part of the development. The other property owned by Associates, Parcel 89.15-1-73, which is part of the development by

which Associates seeks to build 198 residential units, is only 10.44 acres. These are the official records of the Village.

We further point out that there are wetlands of .32 acres, which must be deducted from any developable land calculation. We have also advised this Board that pursuant to the proposed land swap by which Associates is attempting to purchase the zone change that there is an additional loss of approximately .9 acres, bringing down the developable area to approximately 9.22 acres. That means Associates is seeking to shoehorn 198 residential units in 9.22 acres; a request of <u>21.5</u> units per acre. And of course the Comprehensive Plan and the LWRP require the CDD zone to be a low residential zone.

Associates' petition further states that 3.12% of its property is in the S-125 district. The S-125 district only permits single family detached dwellings. Accordingly, 3.12% of the 10,44 acres must be further deducted as that land in the S-125 district cannot support the application here. 3.12% of 10.44 acres is .326 acres. Thus, the 9.22 acres must be reduced an additional .326 acres making for a developable area of 8.894 acres. In this 8.894 acres Associates seeks to build 198 units, which is 22.26 units per acre, in a zone which only presently permits 6 units per acre and a 20% bonus density on this parcel of an additional 1.2 units if bonuses are applied.

We trust that this Board must find the application untenable and should recommend to the Board of Trustees that the zoning petition not be adopted and denied.

Respectfylly

Clifford L. Davis

Encl.

Cc: Board of Trustees



Robert P. Astorino County Executive

County Planning Board

September 14, 2017

Mary Ann Roberts, Village Clerk Village of Ossining 16 Croton Avenue Ossining, NY 10562

Subject: Referral File No. OSV 17-003 - Snowden Woods - Zoning Text & Map Amendments Site Plan Approval - Lead Agency

Dear Ms. Roberts:

The Westchester County Planning Board has received a Declaration of Intent to be Lead Agency for the development of the Snowden Woods Project by Ossining River Associates, Inc. The property consists of approximately 14.122 acres, primarily in the Ossining Conservation Development District, with 3.122 percent in the S-125 zoning district. The applicants propose to construct 198 residential units with amenities for its residents, as well as a new firehouse to replace an existing firehouse on Snowden Avenue. The proposal is for four, five-story residential buildings, two with 66 units each and 2 with 33 units each and associated parking. The proposal also includes a trail and bike path.

The applicants are petitioning to amend the text of the Village Zoning Ordinance to add a new Preservation Density Overlay (PDO) Zone and to amend the Village Zoning Map to place this new PDO zone on the subject site. The new regulations would essentially allow the development to be constructed as proposed, with a requirement that 15% of the units are set aside as affordable.

We have no objection to the Village of Ossining Board of Trustees assuming Lead Agency status for this review.

We respectfully request that we be sent additional information on this project, such as full site plans and other supporting materials, as they become available or as the project progresses through the SEQR process. At this time we offer the following preliminary comments under the provisions of Section 239 L, M and N of the General Municipal Law and Section 277.61 of the County Administrative Code:

1. County sewer impacts. The proposed development will increase sewage flows from this site into the existing infrastructure. The increased flow will add to the volume of sewage flow requiring treatment at a Water Resource Recovery Facility operated by Westchester County. As a matter of County Department of Environmental Facilities policy, we recommend that the Village implement, or require the developer to implement, measures that will offset the projected increase in flow. The best

Website: westchestergov.com

Telephone: (914) 995-4400

means to do so is through reductions in inflow/infiltration (I&I) at a ratio of three for one. A ratio of one for one is acceptable for the affordable units.

The County Planning Board further recommends that the Village implement a program that requires inspection of sewer laterals from private homes for leaks and illegal connections to the sewer system, such as from sump pumps. These private connections to the system have been found to be a significant source of avoidable flows. At a minimum, we encourage the Village to enact a requirement that a sewer lateral inspection be conducted at the time property ownership is transferred and any necessary corrective action be enforceable by the municipal building inspector.

- 2. <u>Pedestrian and bicycle access and circulation</u>. We recommend that the proposed PDO regulations include a requirement for a complete sidewalk network to ensure that the proposed development includes sidewalks. This is of particular importance due to the site's location adjacent to the Old Croton Aqueduct. We also recommend that the Village consider requiring bicycle parking for PDO developments. We point out that this site is within close walking and biking distance of a number of shops and services.
- 3. Old Croton Aqueduct. Because the proposed development is located adjacent to the Old Croton Aqueduct, we recommend the applicant explore a connection between the development and the trail so that residents could easily access the trail. However, it will also be important to take steps towards screening the development from the trail to preserve the trail's aesthetic quality.
- 4. <u>Recycling</u>. We recommend that the Village request the applicant to verify that sufficient space will be available to store recyclables under the recently expanded County recycling program which now includes plastics numbered 1 through 7.
- 5. <u>Green building technology</u>. We encourage the applicant to include as much green building technology as possible into the proposed development.

Thank you for calling this matter to our attention.

Respectfully,

WESTCHESTER COUNTY PLANNING BOARD

By:

Elle Milderlay
Eileen Mildenberger
Acting Commissioner

EM/KE

CLIFFORD L. DAVIS

ATTORNEY AT LAW

202 MAMARONECK AVENUE THIRD FLOOR WHITE PLAINS, NEW YORK 10601-5301

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July 31, 2017

Village Clerk Village of Ossining 16 Croton Avenue Ossining, NY 10562

Dear Village Clerk:

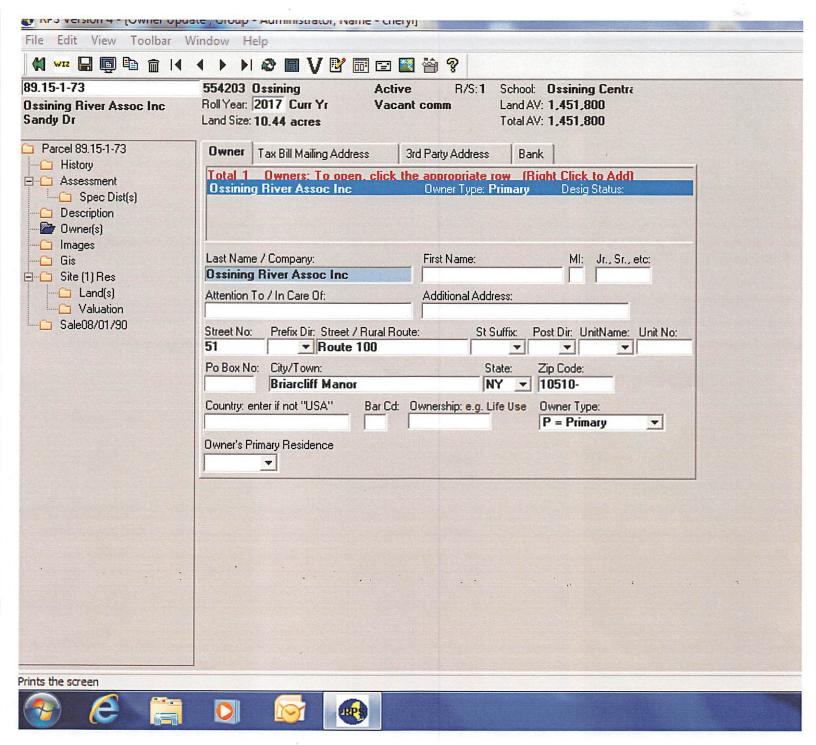
Pursuant to New York's Freedom of Information Law I hereby request that you produce the following documents within the time required by law:

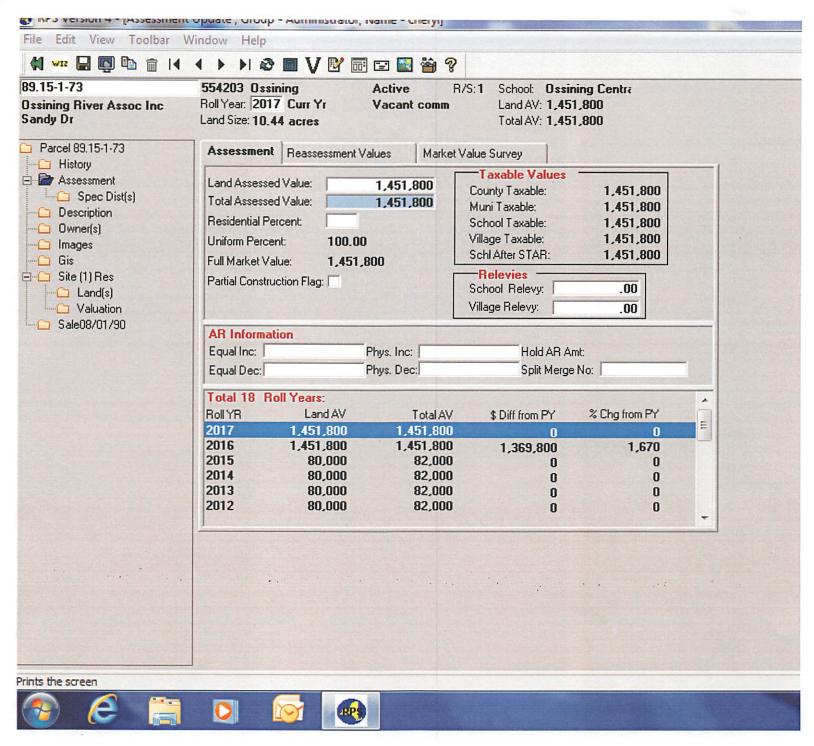
- 1. Documents regarding all applications (other than that submitted in 2017) submitted by any party to the Village of Ossining and/or any agency of the Village of Ossining with regard to property owned by Ossining River Associates, Inc. and/or George Pacchiana and Ronald Fratolill, and any prior owners, including but not limited to Section 89.15, Block 1, lot 73 and any prior iterations of that lot, and the property located along Snowden Avenue to the west of the Ossining Fire Department Northside Station, bordered to the north by Sandy Drive, to the east by the Old Croton Aqueduct and to the southeast by Snowden Avenue.
- 2. The complete Village files regarding any such applications identified in 1 above, including all submissions by the applicant, any other party, and the Village and its agencies, including all resolutions.
- 3. Any studies of the properties set forth in 1 above regarding said properties and the surrounding community, whether prepared by an applicant, a municipal agency, and/or the Village of Ossining and/or its agencies.
- 4. All documents relied on by the drafters of the Village's Comprehensive Plan in connection with the CDD district.
- 5. All documents relied on by the drafters of the Village's Local Waterfront Revitalization Program in connection with the CDD district.

- 6. All communications between Ossining River Associates, Inc. and/or its representatives and counsel and the Village of Ossining and/or its agencies.
- 7. All studies and documents submitted to the Village of Ossining with regard to the creation of the CDD district.
- 8. All communications between Ossining River Associates, Inc. and/or its representatives and counsel and the Village of Ossining and/or its agencies regarding a new firehouse or renovation of an existing firehouse.
- 9. The complete files in the Village Assessor's department regarding the properties set forth in 1 above, including, but not limited to all property owned by Ossining River Associates, Inc.
- 10. All building department records regarding the 14.122 acres that Ossining River Associates, Inc. seeks to develop.
- 11. All Village assessment records regarding the 14.122 acres that Ossining River Associates, Inc. seeks to develop.

I thank you for your courtesies in advance.

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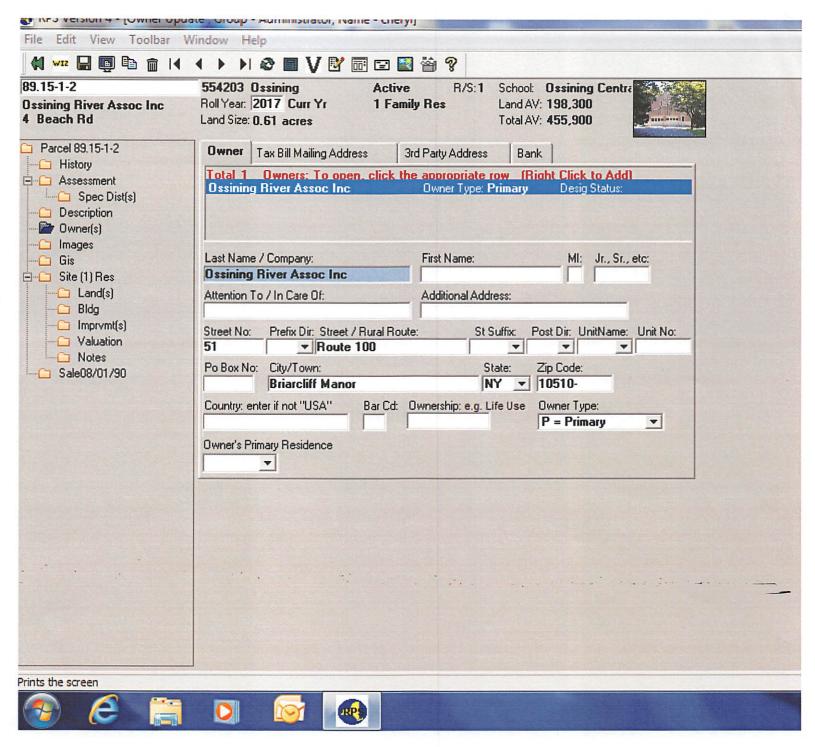
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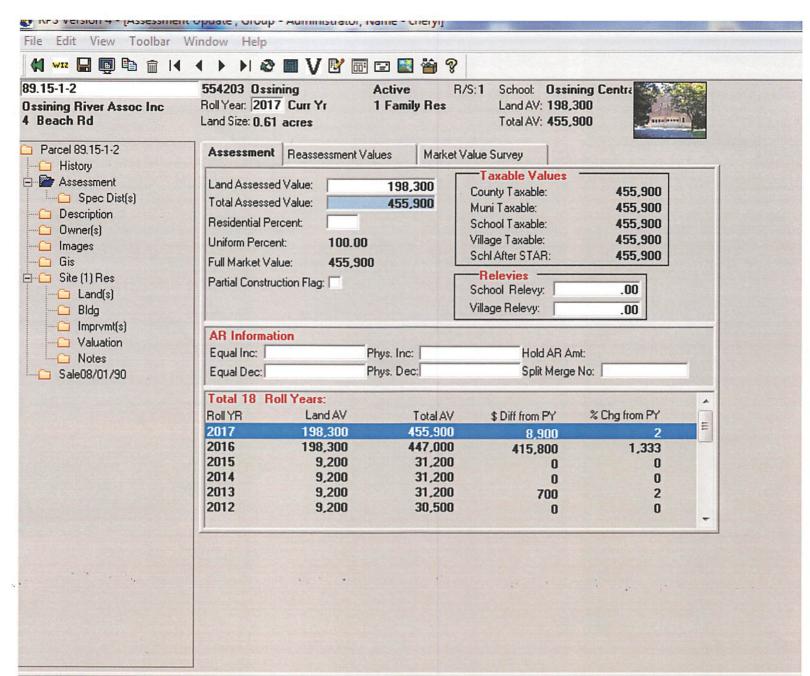
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P ON WOOD FRAME	MCS (TABLE CARR)						PLUMBING			T	SPECIAL FEATURES.	-	
	VINC BRITA						BATH ROOMS				ADOTTORS		
DWELLING COMPUTATIONS	AND TOP CHEE						TOHET ROOMS	2			TOTAL BASE		
	100						OTHER				RADE FACTOR		*
	2 SPLIT-LEVEL 5 COLONIAL 8 OLD STYLE		*T0T	*TOTAL SPECIAL FEATURES			SPRINKLER		-	Ĕ	REPL. COST		
						MIN	SONE HITE BILL BONGS	# B B 1	INGS				
+	BATTNG/ATTCHEN BATHROOM										-		
+	1 COMMENSURATE WITH GRADE	¥		CONSTRUCTION	gg	M.	EMPER CONTRACT	CHECHED	8	REPL. VALUE	1		TRUE VALUE
	ATTION OF THE PARTY OF THE PART	GARAGE	1						1		1	1	
			1										
	ADEGUATE GRAGEQUATE		1						1				
	ATTACKED GARAGE												
	INTERIOR CONDITION												
A STATE OF THE PARTY OF THE PAR	en :										-		
	ESOU ANG. FAIR FOUR								\vdash				
Zine Strong Carlotte	ENTERIOR CONSTIGN												
	GOCO AVE FAR POOR											-	
- WALLE	RELATIVE DESTR				-						-		
	1 2 3 4	LISTED	-	CATE				ŢŌ	TOTAL TRUE VALUE OTHER BUILDINGS	UE OTHER I	SOMOTHE		
								[
											- Contract and a		

PRINCIPAL BUILDING DESCRIPTION **GROUND PLAN SKETCH BUILDING VALUE CALCULATION** 5 1 4 324 0 44 EFFECTIVE AGE **OBSERVED PHYSICAL CONDITION** AREA OR TOTAL **BUILDING CLASS** DUANT. Normal Fair Poor Date ____Years NO. 7) PLUMBING ROOF TYPE AND USE Base Water Only Type: Flat_ _Gable None. 1 Family Dwelling No. Bathrooms (3 Fix't). Gambrel 2 Family Dwelling_ No. Toilet Rms. (2 Fix't)... ADDITIONS AND DEDUCTIONS Mansard. 3-6 Family Apartment. Roofing: Prepared Roll No. Single Fixtures_ Multi-Family Apartment Built-up Asphalt or T & G_ Septic Tank Combination Stores and HEATING Wood or Comp. Shingle_ Apt. | Offices | Loft_ Stove or Unit Heaters Metal_ Store Hatel ___ Hot Air: Pipeless Commercial Slate or Tile Bank Office___ 4) STORIES AND ROOMS Piped (Gravity). Comm. Garage Theatre Forced Circulation Stories 1 11/2 2 21/2 3 4 5 Industrial Gas State Number Apts. or Tenements. Steam. Greenhouse Watehouse Hot Water or Vapor-Number Rooms Private Hospital_ **FLOORS** Radiant, Concealed. Other_ Fuel: Coal___ Gas___Oil. **FOUNDATION** Stories Oil Burner___Coal Stoker_ Softwood. Masonry Walls_ BASEMENT Hardwood. Wood or Block Piers. None_ Full_ 2) EXT. WALL CONSTR. Concrete. Tile Fi'rs: Bath ___ Kitchen Part % Stories 6) INTERIOR FINISH Finished: Frame with Wood, Skingle Walls Unfinished. Recreation % or Stucco Siding. Wallboard. Apartment %. Concrete Block or Tile Floor: Dirt____Wood Stucco on Block of Tile Plaster Doors and Trim: Cement_ Brick Solid_ 10) HALF STORY, ATTIC Softwood___Hardwood TOTAL REPLACEMENT COST S Brick, Vensor_ Tile Walls: Bath___Kitchen Unfinished. Stone Solid. Finished % Fireplace: Stone Veneer_ Cost Conversion Factor _ Artificial. Natural_ 11) AIR CONDITIONING Replacement Cost SPECIAL BUILDING NOTES: Washed. Refrigerated. DEPRECIATION AND OBSOLESCENCE Full floor great No. of Fire. Partial: Floor area. DEPRECIATION 12) FIRE PROTECTION Sprinkler (Ffr. area)a. Effective Age Depreciation Fire Hose Stat: No.___Size. b. Observed Physical Condition_ Fire Pumps c. Total Depreciation (a+b) 13) BUILDING ELEVATORS Number Cap. Floors d. Net Condition (100-c) Type Passenger **OBSOLESCENCE** Freight e. Overimprovement f. Underimprovement DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS g, Other PROPERTY INFORMATION h. Not Condition (100-e+f+g) Rent **DIMENSIONS** FOUN-DATION CLASS NO. FLOOR PL.BG. I. FINAL NET 700F UNIT AGE CONDITION (dxh) Expense WIDTH DEPTH HEIGHT Net Rent SUMMARY OF APPRAISED VALUE Principal Building Appreleal Other Principal Buildings Approisal Land %= Accessory Buildings Appraisal %= Bldo.

ASSESSMENT RECORD TOWN OF OSSINING Number _____Card ___

VALUES 1962 1965 1966 1867 1868 1972 19 19 19 LAND 28800 128800 128,800 150,000 35,000 35 1000 REPROVEMBERTS TOTAL 2880D 128800 128,800 150,000 35,000 37600 ONNERSHIP ACCT. NO. DATE PROVED STREET MPROVEMENTS TOPOGRAPHY LORD ELISSA (WAS ROSAT) 35.42 0000 415570 NO.777, PANCO DISTRICT OF TAXES HIGH MILLION SEPTIC TANK SEMAPHY PINK TO P BUILDING CORP. (P.M. 700,000) 415570 NO.777, PANCO DISTRICT ORDITATIONS AND SUMMARY NO. DATE TYPE CORT PROVITA DEPTH MILLE PROVIDED TO SEPTIC TANK SEMAPHY NO. DATE TYPE CORT PROVITA DEPTH MILLE PROVIDED TO SEPTIC TANK SEMAPHY 1/4/72 PLANS IN CASIMAT GOLOO 38. 42 Acres D 3000 -25/ 86400 1/183 3/16/72 56 June 1870 1870 1870 1870 1870 1870 1870 1870	3 1	VEN P	1		SANDY L. 30.42 10.0 AREA		CHAI	LOCAT	ION _	5.0- 1968 5.L	Qi ol	Top	£	2	rel	Ze a s	<u> </u>	lot 17.89	2 2 3 ac	ru ru	3 \$1	n. g	 ! 9	late
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PINE TO P BUILDING CORP. (P.M. 700,00) 1/25/77 NO 7.7. PAVED SEMEN HIGH MISS. DIRT GAS LOW SIDEWALK ELECTRICITY ROLLING SEPTIC TANK SWAMPY NO. DATE TYPE COST FRONT & DEPTH PHICE PATTON PRICE FACTOR PRICE PATTON OF PARTY GORDEN APR. 364,000 38. 42 Acres 2 3000 -25/ 86400 1/183 3/16/72 5 American Price Pattern Patt			OW	NERSHI	P	··· <u></u>	· ·	ACCT.	NO.	DATE	T	PURCHASE PRICE	<u> </u>					PROPERTY	FACTO	DRS			· ·	<u> </u>
SEMI-IMPROVED SEWER HIGH ### HIGH #### GAS LOW SIDEWALK ELECTRICITY ROLLING SEPTIC TANK SWAMPY NO. DATE TYPE COST FRONT & DEPTH PRICE FACTOR FRICE FACTOR PRICE FACTOR PRICE FACTOR DEPREC. 3.1174 1/6/72 PLANS IN CASIN 2T GIC, 000 38. 42 Acres 3 3000 -25/ 86400 1.183 3/16/72 St family GARDIN ARR 364,000 38. 42 Acres 3 3000 -25/ 86400 DISTRICTS LAND BLDG. TOTAL DATES OF INSPECTIONS SCHOOL DISTRICTS LAND BLDG. TOTAL DATES OF INSPECTIONS SCHOOL TOTAL VALUE LAND 8.06 707AL 96400 ARR 36400	Long	ELI	85 A	(w	AS ROB	· AT)	3	8,42	DERG	\$5/65	6	00,000		TRE	EET		Al	PROVEME	NTS	T	OPOGRA	PHY	•	<u> </u>
DIRT GAS LOW SIDEWALK ELECTRICITY ROLLING SEPTIC TANK SWAMPY NO. DATE TYPE COST FRONT & DEPTH PRICE FACTOR PRICE FACTOR SCHOOL 1/6/72 PLANS IN CABINATE 304,000 38. 42 Acres 3 3000 -25/ 86400 1/183 3/16/72 55 Acres 10 CARDON APT COLOR STATE SCHOOL DISTRICTS LAND BLDG. TOTAL DATES OF INSPECTIONS SCHOOL FIRE TOTAL VALUE LAND TOTAL VALUE FINIT DINGS	PINE	TOPE	VILA	ING	corp.	P.M.	700,	000)		4/25/7	2 N	O TIT.	PAVED				WATE	R		LEVEL				
SIDEWALK ELECTRICITY ROLLING SEPTIC TANK SWAMPY NO. DATE TYPE COST FRONT & DEPTH UNIT PLETTY FR.FT. CORPER SUMMARY NO. DATE TYPE COST FRONT & DEPTH UNIT PLETTY FR.FT. CORPER SUMMARY 1/6/72 FLONS IN CASINET 364,000 38, 42 Acres 3 3000 -25/ 86400 1/183 3/16/72 FLONS IN CASINET GIC,000 DISTRICTS LAND BLDG. TOTAL DATES OF INSPECTIONS SCHOOL FIRE TOTAL VALUE LAND 86400		á	•					<u> </u>		 	╂			PROV	ED			R	_		H.lls.	<u>ò e</u> :		† '
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1/6/72 1		P	72		PERMI	ТS				Amas	Mr	<u> </u>							AND SU	MARY				
1183 3/16/72 St. family G16,000 St.	NO.	DA	TE								FRO	ONT & DEPTH	UNI PAI	CE.	DEPTH FACTOR	FR. PRI	FT. CE	CORNER FACTOR	2	DEPREC.				
1/83 3/16/72 St. Family G16,000 St. Markey S.M.13 M. S.M.14 M. S	4-1174	1/6/	172			_	MÉ	7	364	,000	3	8.42	Aer	ويم	·	3	٥	00	_	25%	/	<u> </u>	760	400
SCHOOL DISTRICTS LAND BLDG, TOTAL DATES OF INSPECTIONS SCHOOL WATER TOTAL VALUE LAND S6400 TOTAL VALUE FINIL DINGS	11183	3/10	/72	54	fan	//	11		616	.000									2	til	4			
DISTRICTS LAND BLDG, TOTAL DATES OF INSPECTIONS SCHOOL WATER TOTAL VALUE LAND 86400						•																		
STARTED WORK - 2/17/72 WATER FIRE TOTAL VALUE LAND TOTAL VALUE BUILDINGS					, -		7									-								
FIRE TOTAL VALUE LAND 86400		DISTRICT	5 L	AND .	BLDG.	TOTAL		D/	ATES	OF INSPECT	IONS		د ادست		k® fm	Min	دس	w 3	1,7/	77/	·			
FIRE TOTAL VALUE LAND 86400	SCH00L		+			<u> </u>							<i>2 </i>			VVV	/₹	(- 	1//					
TOTAL VALUE BUILDINGS	WATER		-						-	,			<u></u>		· · · · · · · · · · · · · · · · · · ·					.		<u> </u>		
SEWER TOTAL VALUE BUILDINGS TOTAL VALUE LAND & BUILDINGS	FIRE												TOTAL V	ALU	ELAN	D						8	64	600
TOTAL VALUE LAND & BUILDINGS	CEWER		+-			 	1		+			·	TOTAL V	'ALU	E BUIL	DING.	 S		-				- /	
LIGHT X 6 400	LIGHT												TOTAL V	'ALU	ELAN	D&B	JILC	INGS				81	64	00





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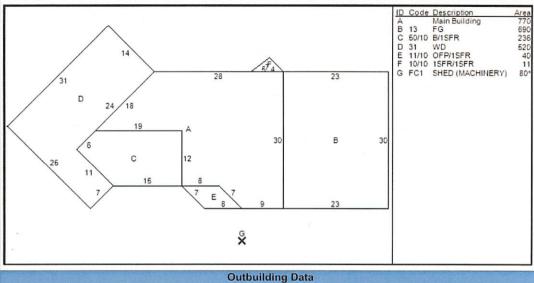


RESIDENTIAL PROPERTY RECORD CAR	RD 2017		TOWN OF OSSINING
Situs: 4 BEACH RD	Map ID: 89.15-1-2	Class: 210 - One Family Year-Round Residence	Card: 1 of 1
CURRENT OWNER OSSINING RIVER ASSOC INC 51 ROUTE 100 BRIARCLIFF MANOR NY 10510	GENERAL INFORMATION Living Units 1 Neighborhood 9 Alternate Id Old SBL SWIS Code 554203 Zoning Single Family Roll Section Taxable		
Property No.	otes		
Land Inform	ation	Assessment Information	on .
Type Size Influence Factor Primary Site AC 0.3443 Residual AC 0.2656	ors Influence % Value 192,650 5,640	Building 257,600 257,609 33	Cost Income Market 98,290 0 198,290 34,650 0 248,670 32,940 0 446,960
Total Acres: .6099 Spot:	ocation:	Value Flag MARKET APPROACH Effective Date Gross Building:	te of Value
Entrance Infor		Permit Information	的现在分词形式的现在分词
Date Time ID Entry Code 09/20/14 9:50 RK No One At Home 08/22/14 3:20 AV No One At Home		Date Issued Number Price Purpose 04/05/12 B-12-0264 11,700 06 Remo	% Complete odel Kitchen Replace Sheeti 100
Inspection witnessed by	Date		
nekan satura satura kepada kepada berhinda		nership History	September 15 to
Transfer Date Price Type 08/01/90 1 Land & Building	Validity Assessor Valid	Deed Reference Deed Type Grantee 9873/00161 Ossining	

Printed: Aug 4, 2017

Card: 1 of 1

itus : 4 BEACH RI	D		Parcel Id	: 89.15-1-2	
		Dwelling Informa	tion		
Style Story height Attic Attic Access Exterior Walls Masonry Trim Color	None Alum/Vinyl		Year Built ff Year Built Remodeled Amenities	1976	
		Basement			Sales I
Basement FBLA Size Rec Rm Size	Full		ar Bsmt Gar BNOLA Size	5 1	K #
Heating	& Cooling		Fireplaces		
Heat Type Fuel Type System Type	Gas		Stacks Openings Pre-Fab		
		Room Detail			
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	1 8		Full Baths Half Baths Atra Fixtures Bath Type Bath Remod	1 Normal	Ty Sh
		Adjustments			
Int vs Ext	Same		l/Unfin Area (non bsmt)	2	
		Grade & Deprecia	ition		
Grade Condition CDU Cost & Design % Complete	Good GOOD		Market Adj Functional Economic % Good Ovr		
nosini som ara		Dwelling Computa	tions		
Base Pri Plumbi Baseme Heati At Other Featu	ng ent ng ttic	219,578 11,107 % 28,933 0 0 6,756	% Goo Good Overrid Function Economi % Complet C&D Facto	le al ic te or	
Subto	tal	266,370	Adj Facto Addition		
Ground Floor Ar Total Living Ar	rea	770 1,838	Dwelling Valu	ie 334,150	1 2 3
		Building Note	S		4
		10 10 10 10		B	5



Class: 210 - One Family Year-Round Residence

Туре	#Car	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Shed (Machinery)		10 2	x 8	80	1	1976	С	3	500

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number Unit Level Unit Parking Model (MH)

Unit Location Unit View Model Make (MH)

Line #	Low	1st	2nd	3rd	Value	Line #	Low	1st	2nd	3rd	Value
1		13			27,326						
2	50	10			38,305						
3		31			10,274						
4	11	10			5,189						
5		10	10		2,670						

554203 89.15-1-2 Property Class 210 4 Beach Rd Lot Size 0.61 ac. School 554201 Prior Parcel ID 3.01-001-5

UNIT

Sug

NO. ACRES

HAUDA

TOTAL VALUE LAND (GROSS) TOTAL VALUE BUILDINGS

1 RURAL

TOTAL VALUE LAND AND BUILDINGS

EXCELLENT

4 AVERAGE

SEC. PLAIL

LOT DEPRECIATION

TOTAL ACREAGE

1 IMPROVING

600D

PAYED

GENERAL PROPERTY FACTORS TREND

TOPOGRAPHY RATING

STREET OR ROAD
UNPAVED PROPOSED

UTILITIES

SEWER 1. PUBLIC

DECLINING

ALLEY

ELECTRICITY

2. PRIVATE

VERY POOR

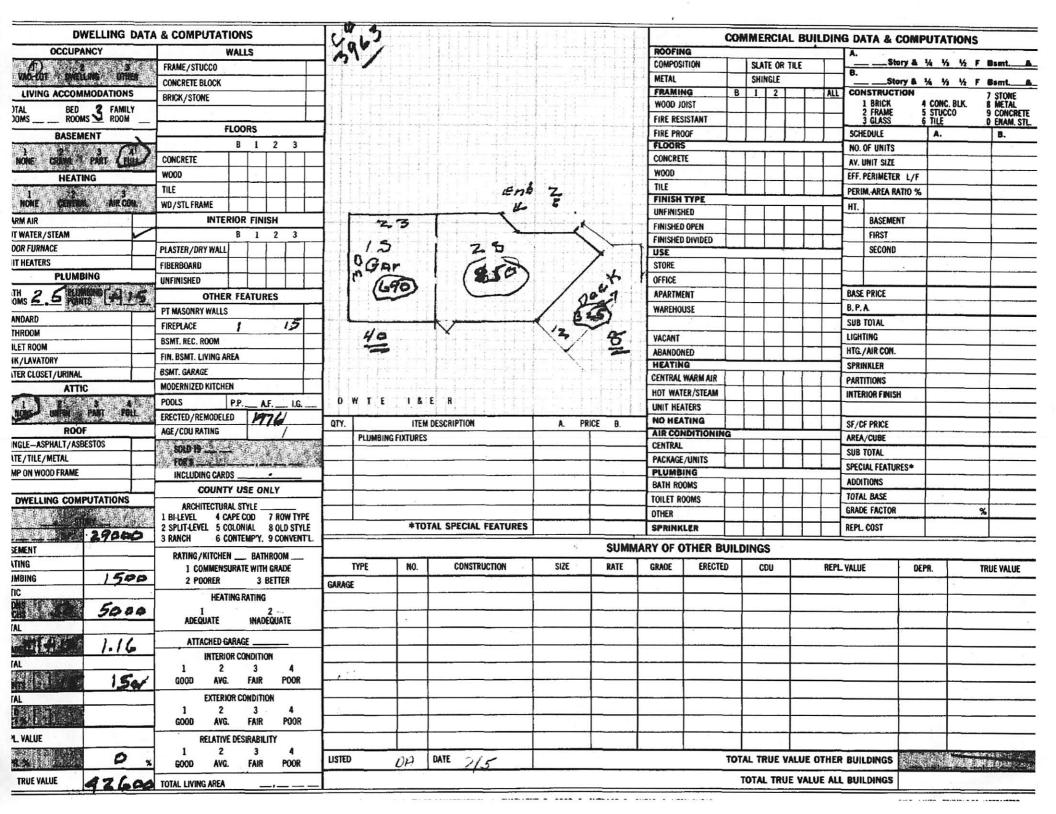
NONE

FRONTAGE

ASSIFICATION MESITE LABLE LAND STURE DOLAND ASTELAND

RFW.

		DISTRICT		SECTION	PĹATE		B	LOCK			LOT
		GRID COORDINATE		CLASSICALE		CARD NUM	en co			ROUTING	WWDEG
		GRID COOKDINATE		RD OF OWNERSHIE	,	CANDINUM		DATE		PAGE	SALES PRICE
	Bul	AND. K	Vin x	POBERTA			7	18			
	DUBE		LLIAM		R JOAL	√ .	9/2	2/75	49.	292	14.000
		INING	RIVER				5/6	188	8.	41	362 94
	200	ININC	Rive	- Associ		In	c 8.1	5-90)	4.	3
			7						•		
										1	
								<u> </u>	_		
40700	LAND COMPU	TATIONS	*		PROP	ERTY CLASS	SIFICATION	CODE	\perp	-	SMENT RECORT
ACTUAL VALUE	TRUE VALUE	TRUE	VALUE	TRUE VALUE	AGRICUL 110—Liv	TURAL — 100 restock & Products 1—Poultry & products	COMMERCIAL 40 410 - Living Accor	umndations.		LAND	6900
		17	77_			2—Detry products 3—Cattle, hors.	411Apts. o 412/4 412Condo	ther than 13 pinium apt		GROSS	6900
	23120			33,20	110	å products 4—Sheep å wool 5—Apiary products 6—Other livestock	413-00-098	tative apt.	13	X.	10 40 O
17. P.	100)	2016	46740	129_Fie	6 Other livestock eld Crops eck Crops ecklands Only	415—Motel 416—Mobile 417—Camps 418—Other I	ransient	1	NET	6900
- I was a second	23/20			77.164	140—Tru 150—Ort	icklands Only uck Crops chard Crops		emmercial	Г	LAND	9200
Je s	9251			18496	15: 1600ti	ick Grops chard Crops 1—Tree fruits 2—Vineyards her Fruits rsery/Greenhouse	REGREATIONAL -5 COMMUNITY SYCS		2	BLDGS.	21300
A 2.0		15	500		190-Fis	h/Game & Wildlife	FRBUSTRIAL - 700 710 - Manufacturi		61	GROSS Ex.	30500
RATE			1990	- 9250	RESIDEN	tserves ITIAL—200 emily Year-Round emily Year-Round	& Processing 720—Mining and 0 730—Wells	warrying		NET.	30500
					230-3 F 240-Rui	amily Year-Round rai Residence	PUBLIC SYCS—BOX	r /		AND	0000
-					250—Est 260—Sa	Acreage tate asonal	WILD AND FOREST 910—Private Othe 920—Private Hunt	ED- 900 r Then 920	1	BLDGS.	
					UMUSEB 310—Ras	obile Home VACANT LANG—300 sidential	920—Private Hunt 930—State Owned 940—County Own	ing/rishing id	13	GROSS	
					320 - Rus 330 - Co	rat numercial fustrial con Renewal	*See Detailed List Divisions & Subd	ing for	1	EX.	
				1	350—Urb			lvisions	╌	NET	<u> </u>
							RANDA	2		BLDGS.	
		19	77	1990	-P10	3-1-1-	5 - 1	0	13	GROSS	
LAND (GROSS)	HING.	18	500	18400		3-1-1-	-1 - by	Survey		EX.	
BUILDINGS	L	- 42	600	42600	70K #	420-	4.6-80	a	<u> </u>	NET	
LAND AND BUILDINGS	138		100	61000	100	noge le				LAND BLOGS.	
	FOR COUNT	Y USE ONLY								GROSS	
NEIGHBORHOOD FA	ACTORS		LOT FACT	ORS	0.0.39	अयम्ब	B.P.A-15	15	19	EX.	
NEIGHBORHOOD	D I.D.	1 1	LANDSCAPING	3 4 5	0.0,390	63 6/17/76	B.P.4 157	5		NET	
TYPE		EXCELLENT	GOOD FA	IR POOR NONE		,	BUILDING	PERMIT F	RECO	NAD.	
L URBAN SUBURBA		(MPROVED	UNIMPI	ROYED NONE	DATE	PERMIT NO.	EST. COST		PURPO	<u> </u>	ADDED VA
INFLUENCE ON SUBJECT	3	1	FRONTING 1	3 4	1/76	A1575	35000	SF	D	1	426
DESIRABILITY RA	ENHANCING ATING	LIĞHT COMPARISE	MEDIUM ON TO NEIGH	HEAVY NONE BORING PROPERTIES						1	,
1 2 EXCELLENT VERY GOO	D . GOOD	LOT		PROVEMENTS						-	
4 5 6 RAGE FAIR POOR	7 R VERY POOR	1. TYPICAL	2. POORER	3. BETTER 4. NONE						1	



BULAND J. KIM & RÖBERTA BEACH RD. 3 1 1 5 L 1.051 ACRE 9

ASSESSMENT RECORD TOWN OF OSSINING

Number _____ Card ____ of ____ Cards

LOCATION Sub. Suide Dout of let 4

6 TOPOGRAPHY ROLLING SWAMPY LEVEL LAND VALUE COMPUTATIONS AND SUMMARY * DEPREC. ₹ 5 **₹**01 <u>.</u> PROPERTY FACTORS IMPROVEMENTS CORNER SEPTIC TANK ELECTRICITY TOTAL VALUE LAND & BUILDINGS 6 WATER SEWER FR. FT. PRICE GAS TOTAL VALUE BUILDINGS TOTAL VALUE LAND DEPTH FACTOR STREET 6 SEMI-IMPROVED PRICE SIDEWALK PAVED DIRT FRONT & DEPTH 9 PURCHASE PRICE 1 DATES OF INSPECTIONS 2/4/68 DATE ē cost AREA CHAR, ADDRESS. ACCT. NO. 5 TOTAL TYPE PERMITS BLDG. 6 Line X OWNERSHIP 2000 2000 LAND 1967 SEC, PLOT BLK, LOT DATE DISTRICTS **IMPROVEMENTS** VALUES EXEMPTIONS TOTAL Š SCHOOL SEWER WATER LAND 至 FIRE

BUIL	DING VALU	IE CALC	ULATION		PRINCIPAL BUILDING DESCRIPTION									GROUND PLAN SKETCH											
ITEM NO.	AREA OR QUANT.	UNIT	TOTAL	BUILDING	CLASS	OBSE	RVED F		AL CON	DITION Poor		FECTIV		 				17		111			1111		
Base				TY	PE AND USE	3)	ROOF	,	7)		PLUM			Ш	Π			\blacksquare	Π	Π	Π				
				1 Family Dy		Type: Flat		ble	III N	OR0	Water			Ш						Ш					
				2 Family Dwelling			ambrel.			Na. Bathrooms (3 Fix't)			-	Ш		ΠP	$\overline{+}$	\mathbf{H}	AT.	Π	\mathbf{H}	$\Pi\Pi$	- 		
AD	ADDITIONS AND DEDUCTIONS			3-6 Family	3-6 Family Apartment		nsord_			No. Tailet Rms. (2 Fix't)			Ш					丗	丗	##					
				Combination		Roofing: Pre Built-up Asp				o. Singi eptic Ta		res	+	111	╁┼╂	₩	1	++-	H	+++	+++	$H \rightarrow H$	+++		
					fices D Loft	Wood or Com			B1	•	HEAT	TING		Ш					Ш						
		 		Hotel	Store	Motal			Si	ove or l	Unit He	aters		Ш	╂╂	H	╂┼┤	+++	++	+++		HH	┽╃╂┼		
				Office	Bank	Commercial S				ot Air: 1	•			Ш							<u> </u>				
				Theatre	Comm. Garage					•	(Gravit	• -	+-	₩	╀	HH			$\vdash \vdash \vdash$	+++	╁┼┼	HHH	++++		
				Gas State	Industrial Greenhouse	Stories 1 1 Number Apts				Force:	d Circu	lation	+					止	\Box					┝┼┼┼┼	
				Private Hos		Number Apris		nement		ot Water	or Vos	300	_	H	+	ΠI	$\Box\Box$	+	Π	Π	\prod	\Box			
				Other	pilat		LOORS	;		adient,												 	 	┝╅╌┟╌╁╌╁	
					DUNDATION		Stories		F	uel: Co	al G	asOil		П	HI			+		\Box	Π	$\Pi\Pi$			
				Masonry Wal		Softwood						al Stoke	ــــــــــــــــــــــــــــــــــــــ			H +		$\pm\pm$	H +	+++	+	HHH	 	 	
		 		Wood or Blo		Hardwood _		+	9	Off e	BASE	II		\Box	\prod	\Box			\Box	П	\prod				
				1 <u>x1 evir.</u>	Stories	Concrete Tile Fl'rs: B	lash	Kitcher		one art %)II		HH	+++	 -		++	H	╀┼┼	╁╬┼	┝╀┼┼	╅╂┼	┈	
				Frame with	Wood, Shingle		RIOR F			inished:	:			Ш	Ш			\mp	П		Ш	ПП			
				or Stucco		Wolls Unfini				Recrea	tion % .			₽┼┼	╂┼╂	┼┼┼	┝╁╌┼╌┤	+++	H	╁┼╂	╂╂╅	 	╫╫╫	 	
				Concrete BI		Wallboard			1 1	Apartm				П	\prod			\Box		\Box					
					lock or Tile	Plaster				loor: Di		lood		╂┼┼	╆┾╋	+++		+H	++	+++	╁┼┼	┢╋╃┼┼	╅╂┼┼	┤ ┼┼┤┤	
TOTAL REPLACEMENT COST \$				Brick Solid Brick, Veneer		Doors and Trim: Softwood				Cement				\Box			\Box	\Box	Ш						
TOTAL REPLACEMENT COST \$							Walls: BathKitchen		-	Unfinished			┠┼┼┼	┼┼┼	H +	╂╂╼╂╼	+H	╁	+++	+++	╎╽╏ ┼┼	╂╂╂┼┤			
Cost Conversion Factor				Stone Vened	Fireplace:	Fireplace:		1	Finished %				Ш			\Box	Ш		\Box						
		ment Cost		Other.	WILDING NOTES:	Natural	Artific	<u>ial</u>			COND	ITIONIN	<u> </u>	╂┼┼	+++	+++		+++	HH	+++	╁┼┼	╁╂┼┼┼	╅╂┼┼	┞╏╏┋ ┼╅	
·				SPECIAL D	CILDING NOTES:					ashed _			+-	\Box				\blacksquare	\Box		\Box				
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DEPRECIATION										12) FIRE PROTECTION				++				H	##	+++-	┟╂┼┼┼	┿╂┼┼	├ ┼ ┼┼ ┼		
a, Effecti	ve Age Dept	eciation _	%							Sprinkles (Flr. area)						Π		\Box	\Box	Ш	\prod	$\Pi\Pi$			
b. Observed Physical Condition%										Fire Hose Stat: NoSize								+	H	HI	+++	┝╀┼┼┼	╅╂┼┼	┝┼╂┼	
c. Total Depreciation (a+b)%										Fire Pumps					Π			\blacksquare	Ш	Π	Ш				
d, Net Condition (100-c)%				1						ype		er Cap.		╂┼┼	+++	╁┼┼	+++	╅	H +	╂╌┼╌╂	+++-	HH	 	 	
OBSOLESCENCE										Passenger				\Box			\Box								
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e. Overimprovement%					*									\Box				\Box	Ш	Ш					
f. Underimprovement%				_												1-1-					++++				
g. Other%		PROPERTY INFORMATION					1	DESCRIPTIONS, REPLACEMENT COST AND APPRAISAL OF ACCESSORY BUILDINGS											•						
h. Net Co	ndition (100-	o+ f+g} _	%	B		•	 	Τ	T					Γ			T	1	Ī		-	ú	T	1 .	
i. FINAL NET CONDITION (Jah)%		Rent			٠,,	Ñ	DIM	DIMENSIONS		_₹	g	!	57	ST L	1 = 1.			-		Š⊦∟	ا ہ	둏			
CŌ	NDITION (d)	th) _	%	Expense		•	資産	CLASS No.	HTQIW	DEPTH	HEIGHT	FOUN- DATION	FLOOR	700	WALLS	HEAT	3	8,	AGE	AREA	LWIT COST	REPL/ MENT COST	NET SON	NET APPR	
SUMM	ARY OF A	PPRAISE	D VALUE	Net Rent				UZ						-	-	-	-	-	 `	<u> </u>	30	220	20	240	
Principal Building Appraisal				├		··	 .								 			-	-		-		+	 	
	cipal Appraisal			1		•	 	 				\vdash			 -	-	<u> </u>			 			+		
Accessory Buildings			Land	A	% =	 -				-				<u> </u>		-			<u> </u>			 			
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