

CLIFFORD L. DAVIS

ATTORNEY AT LAW

202 MAMARONECK AVENUE

THIRD FLOOR

WHITE PLAINS, NEW YORK 10601-5301

(914) 761-1003 • FAX: (914) 997-6529

cdavis@clifforddavis.com

www.clifforddavis.com

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

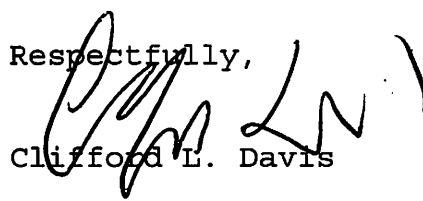
which Associates seeks to build 198 residential units, is only 10.44 acres. These are the official records of the Village.

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 21.5 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.

Respectfully,


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

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. Pedestrian and bicycle access and circulation. 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.

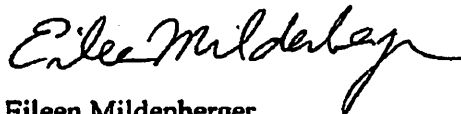
4. Recycling. We recommend that the Village request the applicant to verify that sufficient space will be available to store recyclables under the recently expanded County recycling program which now includes plastics numbered 1 through 7.

5. Green building technology. 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:



Eileen Mildenberger
Acting Commissioner

EM/KE

CLIFFORD L. DAVIS

ATTORNEY AT LAW

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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 Fratolilli, 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.

Respectfully,



Clifford L. Davis

File Edit View Toolbar Window Help



89.15-1-73

554203 Ossining

Active

R/S: 1

School: Ossining Centre

Ossining River Assoc Inc
Sandy Dr

Roll Year: 2017 Curr Yr

Vacant comm

Land AV: 1,451,800

Land Size: 10.44 acres

Total AV: 1,451,800

Parcel 89.15-1-73

- History
- Assessment
- Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
 - Land(s)
 - Valuation
 - Sale08/01/90

Owner Tax Bill Mailing Address 3rd Party Address Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Ossining River Assoc Inc Owner Type: Primary Desig Status:

Last Name / Company:

First Name:

MI: Jr., Sr., etc:

Ossining River Assoc Inc

Attention To / In Care Of:

Additional Address:

Street No:

Prefix Dir:

Street / Rural Route:

St Suffix:

Post Dir:

UnitName:

Unit No:

51

Route 100

Po Box No:

City/Town:

State:

Zip Code:

Briarcliff Manor

NY

10510-

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

Owner's Primary Residence

Prints the screen





89.15-1-73

Ossining River Assoc Inc
Sandy Dr

554203 Ossining

Roll Year: 2017 Curr Yr

Land Size: 10.44 acres

Active

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 - Site (1) Res
 - Land(s)
 - Valuation
 - Sale 08/01/90

Assessment

Reassessment Values

Market Value Survey

Land Assessed Value: 1,451,800

Total Assessed Value: 1,451,800

Residential Percent:

Uniform Percent: 100.00

Full Market Value: 1,451,800

Partial Construction Flag: ☐

Taxable Values

County Taxable: 1,451,800

Muni Taxable: 1,451,800

School Taxable: 1,451,800

Village Taxable: 1,451,800

Schl After STAR: 1,451,800

Relevies

School Relevy: .00

Village Relevy: .00

AR Information

Equal Inc: Phys. Inc: Hold AR Amt:

Equal Dec: Phys. Dec: Split Merge No:

Total 18 Roll Years:

Roll YR	Land AV	Total AV	\$ Diff from PY	% Chg from PY
2017	1,451,800	1,451,800	0	0
2016	1,451,800	1,451,800	1,369,800	1,670
2015	80,000	82,000	0	0
2014	80,000	82,000	0	0
2013	80,000	82,000	0	0
2012	80,000	82,000	0	0

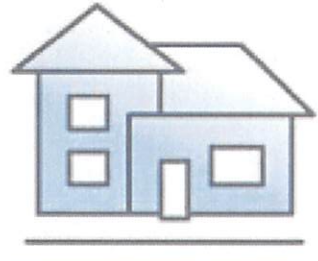
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RESIDENTIAL PROPERTY RECORD CARD

2017

TOWN OF OSSINING

Situs : SANDY DR		Map ID: 89.15-1-73		Class: 330 - Commercial Vacant Land		Card: 1 of 1		Printed: Aug 4, 2017		
CURRENT OWNER		GENERAL INFORMATION		 <p>Sorry, no photo available for this record</p>						
OSSINING RIVER ASSOC INC 51 ROUTE 100 BRIARCLIFF MANOR NY 10510		Living Units Neighborhood C30 Alternate Id Old SBL SWIS Code 554203 Zoning CDD Roll Section Taxable								
Property Notes										
Land Information				Assessment Information						
Type	Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.7500 Topography	-6	916,500		Land 1,451,800	1,451,780	1,451,780	0	0
Residual	AC	5.0986 Topography	-1	524,950		Building 0	0	0	0	0
Waste	AC	4.5914 Wetness	-10	10,330		Total 1,451,800	1,451,780	1,451,780	0	0
Total Acres: 10.44 Spot: _____ Location: _____				Manual Override Reason Base Date of Value Effective Date of Value Value Flag COST APPROACH Gross Building: _____						
Entrance Information					Permit Information					
Date	Time	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete	
08/26/14	11:00	RK	Measured & Listed	Other						
Inspection witnessed by _____ Date _____										

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/90	1	Land & Building	Assessor Valid	9873/00156		Ossining, River

TOWN OF OSSINING

Situs : SANDY DR	Parcel Id: 89.15-1-73	Class: 330 - Commercial Vacant Land	Card: 1 of 1	Printed: Aug 4, 2017
Dwelling Information				
Style Story height Attic Attic Access Exterior Walls Masonry Trim Color	Year Built Eff Year Built Year Remodeled Amenities			
Basement				
Basement FBLA Size Rec Rm Size	# Car Bsmt Gar FBNOLA Size			
Heating & Cooling		Fireplaces		
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab			
Room Detail				
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod			
Adjustments				
Int vs Ext	Cathedral/Unfin Area Gar Spaces (non bsmt)			
Grade & Depreciation				
Grade C Condition CDU AVERAGE Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr			
Dwelling Computations				
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions Dwelling Value			
Building Notes				
Outbuilding Data				
Type	#Car	Size 1	Size 2	Area Qty Yr Blt Grade Condition Value
Condominium / Mobile Home Information				
Complex Name Condo Model				
Unit Number Unit Level Unit Parking Model (MH)		Unit Location Unit View Model Make (MH)		
Addition Details				
Line #	Low	1st	2nd	3rd Value

554203 89.15-1-73
 Property Class 312
 Sandy Dr
 Lot Size 10.44 ac. School 554201
 Prior Parcel ID 3.01-001-1

DISTRICT	SECTION	PLATE	BLOCK	LOT
GRID COORDINATES		CLASS CODE	CARD NUMBER	ROUTING NUMBER
RECORD OF OWNERSHIP				
(Sale is for 35.42 acres)			DATE	BOOK - PAGE
Pine Top Building Corp (P.M. 700,000)			5/65	600,000
GUARDIAN MORTGAGE INVESTORS (R.F. Deed)			4/72	800,000
The Florida Corporation			7/81	Merge
F.C. Realty of N.Y. Inc (d/b/a The Florida Co.)				
Pacchiana George & Fratelli Ronald			6-15-84	65.60 125,000
Ossining River Assoc. Inc.			NO TT	

DEL. PLATE DEL. LUT

LAND COMPUTATIONS				PROPERTY CLASSIFICATION CODE				ASSESSMENT RECORD	
FRONTAGE	DEPTH	UNIT VALUE	DEPT. FACTOR	ACTUAL VALUE	TRUE VALUE	TRUE VALUE	TRUE VALUE	LAND	BLDG.
10.0 AC	35			26500	35000	265000		132500	
10 @	2.4	000						13250	
LOT DEPRECIATION				40	2.4%	7000		13250	
2 @ 20000				70%		16000		13250	
ASSIGNATION				NO. ACRES	RATE			1975	
SITE								1975	
TABLE LAND					1976	1982		1975	
STORE				L	220000	160000		1975	
YARDLAND				B	4000	1000		1975	
WETLAND				T	224000	164000		1975	
HER								1975	
TOTAL ACREAGE							1975		
TOTAL VALUE LAND (GROSS)					265000	265000			
TOTAL VALUE BUILDINGS						25000 (P)			
TOTAL VALUE LAND AND BUILDINGS					25000	265000	290000		
GENERAL PROPERTY FACTORS				FOR COUNTY USE ONLY				MEMORANDA	
TREND				NEIGHBORHOOD FACTORS				4-16-14	
IMPROVING 1, STATIC 2, DECLINING 3				NEIGHBORHOOD I.D.				CR'D 11-21-73-R.A.	
TOPOGRAPHY RATING				TYPE				ADJ	
GOOD 1, FAIR 2, POOR 3, VERY POOR 4				RURAL 1, URBAN 2, SUBURBAN 3, SUBDIVISION 4				P/O 3-1-1-5 TO 3-1-1-1	
STREET OR ROAD				LANDSCAPING RATING				SURVEY JOB #420-4-6-89	
PAVED 1, UNPAVED 2, PROPOSED 3, NONE 4				EXCELLENT 1, GOOD 2, FAIR 3, POOR 4, NONE 5				See V.1494 L.A.W.	
SIDEWALK				DRIVEWAY				BUILDING PERMIT RECORD	
YES 1, NO 2				IMPROVED 1, UNIMPROVED 2, NONE 3				DATE	
ALLEY				FRONTING TRAFFIC				PERMIT NO.	
YES 1, NO 2				LIGHT 1, MEDIUM 2, HEAVY 3, NONE 4				EST. COST	
UTILITIES				COMPARISON TO NEIGHBORING PROPERTIES				PURPOSE	
WATER 1, SEWER 2, ELECTRICITY 3, GAS 4				LOT 1, IMPROVEMENTS 2				ADDED VAL	
ALL 1, O. NONE 2				EXCELLENT 1, VERY GOOD 2, GOOD 3, AVERAGE 4, FAIR 5, POOR 6, VERY POOR 7				1/6/72 A1174 364,000 APTS. (OUT?)	
								3/16/72 A1183 616,000 " CANCELLED	

DWELLING DATA & COMPUTATIONS

OCCUPANCY		WALLS	
VAC LOT		FRAME/STUCCO	
LIVING ACCOMMODATIONS		CONCRETE BLOCK	
ITAL BED FAMILY		BRICK/STONE	
JOINS ROOMS ROOM		FLOORS	
BASEMENT		B 1 2 3	
NONE CONCR. STAIR ELEV		CONCRETE	
HEATING		WOOD	
NONE CONCR. HEATNG		TILE	
WARM AIR		WD/STL FRAME	
HOT WATER/STEAM		INTERIOR FINISH	
DOOR FURNACE		B 1 2 3	
RAT HEATERS		PLASTER/DRY WALL	
PLUMBING		FIBERBOARD	
WITH ROOMS		UNFINISHED	
STANDARD		OTHER FEATURES	
THROOM		PT MASONRY WALLS	
BATH		FIREPLACE	
TOILET ROOM		BSMT. REC. ROOM	
KITCHEN/LAVATORY		FIN. BSMT. LIVING AREA	
WATER CLOSET/URINAL		BSMT. GARAGE	
ATTIC		MODERNIZED KITCHEN	
NONE URINAL PAINT FLOOR		POOLS	
SINGLE ASPHALT/ASBESTOS		ERECTED/REMODELED	
PAINT/TILE/METAL		AGE/CUR RATING	
WIP ON WOOD FRAME		SOLD TO FOR \$	
DWELLING COMPUTATIONS		INCLUDING CARDS	
CEMENT		COUNTY USE ONLY	
ATING		ARCHITECTURAL STYLE	
JUMBING		1 BLEVEL 4 CAPE COD 7 ROW TYPE	
TIC		2 SPLIT-LEVEL 5 COLONIAL 8 OLD STYLE	
TAL		3 RANCH 6 CONTEMPY. 9 CONVENT'L	
TAL		RATING/KITCHEN — BATHROOM —	
TAL		1 COMMENSURATE WITH GRADE	
TAL		2 POORER 3 BETTER	
TAL		HEATING RATING	
TAL		1 ADEQUATE 2 INADEQUATE	
TAL		ATTACHED GARAGE	
TAL		INTERIOR CONDITION	
TAL		1 GOOD 2 AVG. 3 FAIR 4 POOR	
TAL		EXTERIOR CONDITION	
TAL		1 GOOD 2 AVG. 3 FAIR 4 POOR	
TAL		RELATIVE DESIRABILITY	
TAL		1 GOOD 2 AVG. 3 FAIR 4 POOR	
TAL		TOTAL LIVING AREA	

COMMERCIAL BUILDING DATA & COMPUTATIONS

[illegible]

DWELLING DATA & COMPUTATIONS

OCCUPANCY		WALLS	
FRAM. LOT	FRAM. LOT	FRAME/STUCCO	
LIVING ACCOMMODATIONS	LIVING ACCOMMODATIONS	CONCRETE BLOCK	
TAL. ONS. --- ROOMS --- FAMILY ROOM ---	TAL. ONS. --- ROOMS --- FAMILY ROOM ---	BRICK/STONE	
BASEMENT		FLOORS	
		0 1 2 3	
HEATING	HEATING	CONCRETE	
		WOOD	
		TILE	
		WD/STL FRAME	
INTERIOR FINISH			
		0 1 2 3	
PLUMBING	PLUMBING	PLASTER/DRY WALL	
		FIBERBOARD	
		UNFINISHED	
OTHER FEATURES			
		PT MASONRY WALLS	
		FIREPLACE	
		BSMT. REC. ROOM	
		FIN. BSMT. LIVING AREA	
		BSMT. GARAGE	
MODERNIZED KITCHEN			
		POOLS	P.P. --- A.F. --- I.A. ---
		ERECTED/REMODELED	/
		AGE/COU BATING	/
ROOF			
COUNTY USE ONLY			
ARCHITECTURAL STYLE			
		1 BL-LEVEL	4 CAPE COD
		2 SPLIT-LEVEL	5 COLUMNAL
		3 RANCH	6 CONTEMP'L
		7 BATHING/ITCHEN	8 BATHROOM
		1 COMMENSURATE WITH GRADE	2 POORER
		3 BETTER	
HEATING BATING			
		1 ADEQUATE	2 INADEQUATE
ATTACHED GARAGE			
INTERIOR CONDITION			
		1 GOOD	2 AVE.
		3 FAIR	4 POOR
EXTERIOR CONDITION			
		1 GOOD	2 AVE.
		3 FAIR	4 POOR
RELATIVE DESIRABILITY			
		1 GOOD	2 AVE.
		3 FAIR	4 POOR
TOTAL LIVING AREA			

COMMERCIAL BUILDING DATA & COMPUTATIONS

[illegible]

SUMMARY OF OTHER BUILDINGS

[illegible]

BUILDING VALUE CALCULATION				PRINCIPAL BUILDING DESCRIPTION				GROUND PLAN SKETCH																		
ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL	BUILDING CLASS	OBSERVED PHYSICAL CONDITION				EFFECTIVE AGE																	
Base					Good	Normal	Fair	Poor	Date	Years																
ADDITIONS AND DEDUCTIONS				TYPE AND USE		3) ROOF		7) PLUMBING																		
				1 Family Dwelling		Type: Flat Gable		None Water Only																		
				2 Family Dwelling		Hip Gambrel		No. Bathrooms (3 Fix't)																		
				3-6 Family Apartment		Mansard		No. Toilet Rms. (2 Fix't)																		
				Multi-Family Apartment		Roofing: Prepared Roll		No. Single Fixtures																		
				Combination Stores and		Built-up Asphalt or T & G		Septic Tank																		
				Apt. <input type="checkbox"/> Offices <input type="checkbox"/> Loft		Wood or Comp. Shingle		8) HEATING																		
				Hotel Store		Metal		Stove or Unit Heaters																		
				Office Bank		Commercial Slate or Tile		Hot Air: Pipeless																		
				Theatre Comm. Garage		4) STORIES AND ROOMS		Piped (Gravity)																		
				Gas Stat. Industrial		Stories 1 1½ 2 2½ 3 4 5		Forced Circulation																		
				Warehouse Greenhouse		Number Apts. or Tenements		Steam																		
				Private Hospital		Number Rooms		Hot Water or Vapor																		
				Other		5) FLOORS		Radiant, Concealed																		
				1) FOUNDATION		Stories		Fuel: Coal Gas Oil																		
				Masonry Walls		Softwood		Oil Burner Coal Stoker																		
				Wood or Block Piers		Hardwood		9) BASEMENT																		
				2) EXT. WALL CONSTR.		Concrete		None Full																		
				Stories		Tile Flrs: Bath Kitchen		Part %																		
				Frame with Wood, Shingle or Stucco Siding		6) INTERIOR FINISH		Finished:																		
				Concrete Block or Tile		Walls Unfinished		Recreation %																		
				Stucco on Block or Tile		Wallboard		Apartment %																		
				Brick Solid		Plaster		Floor: Dirt Wood																		
				Brick, Veneer		Doors and Trim:		Cement																		
				Stone Solid		Softwood Hardwood		10) HALF STORY, ATTIC																		
				Stone Veneer		Tile Walls: Bath Kitchen		Unfinished																		
				Other		Fireplace:		Finished %																		
				SPECIAL BUILDING NOTES:		Natural Artificial		11) AIR CONDITIONING																		
TOTAL REPLACEMENT COST \$								Washed																		
								Refrigerated																		
Cost Conversion Factor Replacement Cost								Full floor area No. of Fire																		
								Partial: Floor area																		
DEPRECIATION AND OBSOLESCENCE								12) FIRE PROTECTION																		
								Sprinkler (Ftr. area)																		
DEPRECIATION								Fire Hose Stat: No. Size																		
								Fire Pumps																		
a. Effective Age Depreciation %								13) BUILDING ELEVATORS																		
								Type Number Cap. Floors																		
b. Observed Physical Condition %								Passenger																		
								Freight																		
c. Total Depreciation (a+b) %																										
d. Net Condition (100-c) %																										
OBSOLESCENCE																										
e. Overimprovement %																										
f. Underimprovement %																										
g. Other %																										
h. Net Condition (100-e+ftg) %																										
i. FINAL NET CONDITION (dxh) %																										
SUMMARY OF APPRAISED VALUE																										
Principal Building Appraisal																										
Other Principal Buildings Appraisal																										
Accessory Buildings Appraisal																										
Land @ % =																										
Bldg. @ % =																										

ASSESSMENT RECORD TOWN OF OSSINING

Number _____ Card _____ of _____ Cards

~~MOREHAVEN PARK CORP. SANDY DRIVE~~
~~3 1 1 1~~ ~~B+L 38.42 ACRE~~

SEC. PLOT BLK. LOT

AREA

CHAR.

ADDRESS

LOCATION

Sub-divided to release lots 2 + 3 and
1968 School Top
17.893 acres to N.Y. State

VALUES	1962	1965	1966	1967	1968	1972	19	19	19
LAND	28800	128800	128,800	150,000	35,000	35000			
IMPROVEMENTS						P 2000			
EXEMPTIONS									
TOTAL	28800	128800	128,800	150,000	35,000	37000			

OWNERSHIP	ACCT. NO.	DATE	PURCHASE PRICE	PROPERTY FACTORS		
LORD, ELISSA (WAS ROBERT)	38.42 acres	5/65	600,000	STREET	IMPROVEMENTS	TOPOGRAPHY
PINE TOP BUILDING CORP. (P.M. 700,000)		4/25/72	NO T.T.	PAVED	WATER	LEVEL
				SEMI-IMPROVED	SEWER	HIGH <i>Hillside</i>
				DIRT	GAS	LOW
				SIDEWALK	ELECTRICITY	ROLLING
					SEPTIC TANK	SWAMPY

PERMITS				LAND VALUE COMPUTATIONS AND SUMMARY					
NO.	DATE	TYPE	COST	FRONT & DEPTH	UNIT PRICE	DEPTH FACTOR	FR. FT. PRICE	CORNER FACTOR	% DEPREC.
A-1174	1/6/72	32 family GARDEN APTS. PLANS IN CABINET	364,000	38.42 Acres		2	3000		-25/
A-1183	3/16/72	PLANS IN CABINET 56 family	616,000						Quantity
		NOT STARTED 3-14-73 <i>A.P.A.</i>							

	DISTRICTS	LAND	BLDG.	TOTAL	DATES OF INSPECTIONS	
SCHOOL						
WATER						
FIRE						
SEWER						
LIGHT						
					STARTED WORK - 2/17/72	
					TOTAL VALUE LAND	86400
					TOTAL VALUE BUILDINGS	
					TOTAL VALUE LAND & BUILDINGS	86400



89.15-1-2

Ossining River Assoc Inc
4 Beach Rd

554203 Ossining

Roll Year: 2017 Curr Yr

Land Size: 0.61 acres

Active

R/S: 1

1 Family Res

School: Ossining Central

Land AV: 198,300

Total AV: 455,900



Parcel 89.15-1-2

- History
- Assessment
 - Spec Dist(s)
- Description
- Owner(s)
- Images
- Gis
- Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Notes
- Sale08/01/90

Owner

Tax Bill Mailing Address

3rd Party Address

Bank

Total 1 Owners: To open, click the appropriate row (Right Click to Add)

Ossining River Assoc Inc

Owner Type: Primary

Desig Status:

Last Name / Company:

First Name:

MI:

Jr., Sr., etc:

Ossining River Assoc Inc

Attention To / In Care Of:

Additional Address:

Street No:

Prefix Dir:

Street / Rural Route:

St Suffix:

Post Dir:

UnitName:

Unit No:

51

Route 100

Po Box No:

City/Town:

State:

Zip Code:

Briarcliff Manor

NY

10510-

Country: enter if not "USA"

Bar Cd:

Ownership: e.g. Life Use

Owner Type:

P = Primary

Owner's Primary Residence

Prints the screen





89.15-1-2
Ossining River Assoc Inc
4 Beach Rd

554203 Ossining **Active** **R/S: 1**
 Roll Year: **2017** **Curr Yr** **1 Family Res**
 Land Size: **0.61 acres**

School: **Ossining Central**
 Land AV: **198,300**
 Total AV: **455,900**



- Parcel 89.15-1-2
 - History
 - Assessment
 - Spec Dist(s)
 - Description
 - Owner(s)
 - Images
 - Gis
 - Site (1) Res
 - Land(s)
 - Bldg
 - Imprvmt(s)
 - Valuation
 - Notes
 - Sale08/01/90

Assessment Reassessment Values Market Value Survey

Land Assessed Value: **198,300**
 Total Assessed Value: **455,900**
 Residential Percent:
 Uniform Percent: **100.00**
 Full Market Value: **455,900**
 Partial Construction Flag: ☐

Taxable Values

County Taxable: **455,900**
 Muni Taxable: **455,900**
 School Taxable: **455,900**
 Village Taxable: **455,900**
 Schl After STAR: **455,900**

Relevies

School Relevy: **.00**
 Village Relevy: **.00**

AR Information

Equal Inc: Phys. Inc: Hold AR Amt:
 Equal Dec: Phys. Dec: Split Merge No:

Total 18 Roll Years:

Roll YR	Land AV	Total AV	\$ Diff from PY	% Chg from PY
2017	198,300	455,900	8,900	2
2016	198,300	447,000	415,800	1,333
2015	9,200	31,200	0	0
2014	9,200	31,200	0	0
2013	9,200	31,200	700	2
2012	9,200	30,500	0	0


Prints the screen



RESIDENTIAL PROPERTY RECORD CARD

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		Printed: Aug 4, 2017			
CURRENT OWNER		GENERAL INFORMATION									
OSSINING RIVER ASSOC INC 51 ROUTE 100 BRIARCLIFF MANOR NY 10510		Living Units 1 Neighborhood 9 Alternate Id Old SBL SWIS Code 554203 Zoning Single Family Roll Section Taxable									
Property Notes											
Land Information				Assessment Information							
Type	Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	0.3443		192,650		Land	198,300	198,290	198,290	0	198,290
Residual	AC	0.2656		5,640		Building	257,600	257,609	334,650	0	248,670
						Total	455,900	455,899	532,940	0	446,960
Total Acres: .6099 Spot:				Location:		Manual Override Reason Base Date of Value Effective Date of Value					
Entrance Information				Permit Information							
Date	Time	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete		
09/20/14	9:50	RK	No One At Home 2nd Attempt	No One At Home	04/05/12	B-12-0264	11,700	06	Remodel Kitchen Replace Sheet 100		
08/22/14	3:20	AV	No One At Home 1st Attempt	No One At Home							
Inspection witnessed by _____				Date _____							

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/90	1	Land & Building	Assessor Valid	9873/00161		Ossining, River

Situs : 4 BEACH RD		Parcel Id: 89.15-1-2		Class: 210 - One Family Year-Round Residence		Card: 1 of 1		Printed: Aug 4, 2017			
Dwelling Information											
Style Contemporary		Year Built 1976									
Story height 2		Eff Year Built									
Attic None		Year Remodeled									
Attic Access		Amenities									
Exterior Walls Alum/Vinyl											
Masonry Trim											
Color Green											
Basement											
Basement Full		# Car Bsmt Gar									
FBLA Size		FBNOLA Size									
Rec Rm Size											
Heating & Cooling											
Fireplaces											
Heat Type Heat Only		Stacks 1									
Fuel Type Gas		Openings 1									
System Type Hot Water		Pre-Fab									
Room Detail											
Bedrooms 4		Full Baths 2									
Family Rooms		Half Baths 1									
Kitchens 1		Extra Fixtures									
Total Rooms 8		Bath Type Normal									
Kitchen Type Normal		Bath Remod No									
Kitchen Remod											
Adjustments											
Int vs Ext Same		Cathedral/Unfin Area									
		Gar Spaces (non bsmt) 2									
Grade & Depreciation											
Grade B-		Market Adj									
Condition Good		Functional									
CDU GOOD		Economic									
Cost & Design 0		% Good Ovr									
% Complete											
Dwelling Computations											
Base Price 219,578		% Good 94									
Plumbing 11,107		% Good Override									
Basement 28,933		Functional									
Heating 0		Economic									
Attic 0		% Complete									
Other Features 6,756		C&D Factor									
		Adj Factor 1									
		Additions 83,764									
Subtotal 266,370											
Ground Floor Area 770											
Total Living Area 1,838		Dwelling Value 334,150									
Building Notes											
Diagram											
ID Code Description Area											
A Main Building 770											
B 13 FG 690											
C 50/10 B/1SFR 236											
D 31 WD 520											
E 11/10 OFP/1SFR 40											
F 10/10 1SFR/1SFR 11											
G FC1 SHED (MACHINERY) 80											
Outbuilding Data											
Type	#Car	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value		
Shed (Machinery)		10 x 8		80	1	1976	C	3	500		
Condominium / Mobile Home Information											
Complex Name											
Condo Model											
Unit Number											
Unit Level											
Unit Parking											
Unit View											
Model (MH)											
Model Make (MH)											
Addition Details											
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						

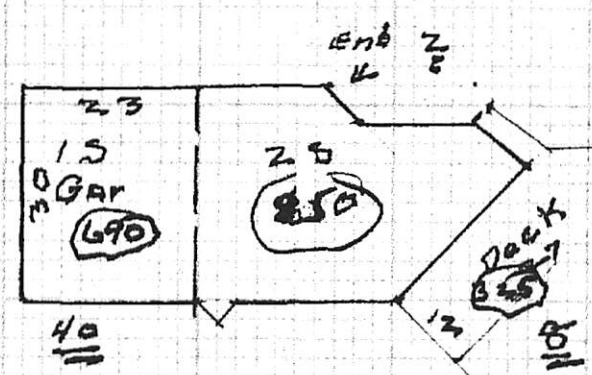
DISTRICT	SECTION 10	PLATE	BLOCK	LOT
GRID COORDINATES	CLASS CODE	CARD NUMBER	ROUTING NUMBER	
RECORD OF OWNERSHIP			DATE	BOOK - PAGE
BULAND, Kim & ROBERTA			7/68	
DUBRAY, WILLIAM T. + FISNER, JOAN			9/22/75	49.292
OSSINING RIVER ASSOCIATES			5/6/88	8.41
OSSINING River Associates Inc			8-15-90	0

GROSS			3 NONE			LAND COMPUTATIONS			PROPERTY CLASSIFICATION CODE			ASSESSMENT RECORD		
WNTAGE	DEPTH	UNIT VALUE	DEPTH FACTOR	ACTUAL VALUE	TRUE VALUE	TRUE VALUE	TRUE VALUE							
1051	Rd E	22000		H.A.	23120	1977	23120							
					100	20%	46240							
					23120									
LOT DEPRECIATION				100	9250		18496							
				Hood A	20	15500								
CATION	NO. ACRES		RATE			1990	- 9250							
LAND														
D														
ND														
TOTAL ACREAGE														
TOTAL VALUE LAND (GROSS)					13870	1977	18400							
TOTAL VALUE BUILDINGS						42600	42600							
TOTAL VALUE LAND AND BUILDINGS					13870	61100	61400							

DATE	PERMIT NO.	EST. COST	PURPOSE	ADDED VALUE
1/76	A1575	35000	S/F/D	42.6

OCCUPANCY				WALLS			
<div>1</div> <div>VAC. LOT</div> <div>2</div> <div>DWELLING</div> <div>3</div> <div>OTHER</div>				FRAME/STUCCO			
LIVING ACCOMMODATIONS				CONCRETE BLOCK			
BRICK/STONE							
TOTAL ROOMS <u>3</u>				FLOORS			
<div>1</div> <div>NONE</div> <div>2</div> <div>CRAM.</div> <div>3</div> <div>PART</div> <div>4</div> <div>FULL</div>				B 1 2 3			
BASEMENT				CONCRETE			
HEATING				WOOD			
<div>1</div> <div>NONE</div> <div>2</div> <div>CENTRAL</div> <div>3</div> <div>AIR CON.</div>				TILE			
W/STL FRAME							
INTERIOR FINISH				B 1 2 3			
IT WATER/STEAM				PLASTER/DRY WALL			
DOOR FURNACE				FIBERBOARD			
IT HEATERS				UNFINISHED			
PLUMBING				OTHER FEATURES			
THOMS <u>2.5</u>				PT MASONRY WALLS			
ANDARD				FIREPLACE <u>1</u> <u>15</u>			
THROOM				BSMT. REC. ROOM			
ILET ROOM				FIN. BSMT. LIVING AREA			
IK/LAVATORY				BSMT. GARAGE			
ITER CLOSET/URINAL				MODERNIZED KITCHEN			
ATTIC				POOLS <u>P.P.</u> <u>A.F.</u> <u>I.G.</u>			
<div>1</div> <div>NONE</div> <div>2</div> <div>UPPER</div> <div>3</div> <div>PART</div> <div>4</div> <div>FULL</div>				ERECTED/REMODELED <u>1976</u>			
ROOF				AGE/CDU RATING <u>/</u>			
NGLE-ASPHALT/ASBESTOS				SOLD TO <u>FOR</u>			
ITE/TILE/METAL				INCLUDING CARDS <u>.</u>			
MP ON WOOD FRAME				COUNTY USE ONLY			
DWELLING COMPUTATIONS				ARCHITECTURAL STYLE			
29000				1 BI-LEVEL 4 CAPE COD 7 ROW TYPE			
SEMENT				2 SPLIT-LEVEL 5 COLONIAL 8 OLD STYLE			
ATING				3 RANCH 6 CONTEMPY. 9 CONVENTL.			
JMBING 1500				RATING/KITCHEN <u>POORER</u> BATHROOM <u>BETTER</u>			
TIC				1 COMMENSURATE WITH GRADE			
DAYS 5000				2 POORER 3 BETTER			
TAL 1.16				HEATING RATING			
TAL				1 ADEQUATE 2 INADEQUATE			
TAL 1500				ATTACHED GARAGE <u>GOOD</u>			
TAL				INTERIOR CONDITION			
TAL				1 GOOD 2 AVG. 3 FAIR 4 POOR			
L. VALUE				EXTERIOR CONDITION			
0 %				1 GOOD 2 AVG. 3 FAIR 4 POOR			
TRUE VALUE 42600				RELATIVE DESIRABILITY			
TOTAL LIVING AREA				1 GOOD 2 AVG. 3 FAIR 4 POOR			

5963



D W T E I & E R

QTY.	ITEM DESCRIPTION	A.	PRICE	B.
	PLUMBING FIXTURES			
*TOTAL SPECIAL FEATURES				

ROOFING						A.	
COMPOSITION			SLATE OR TILE		_____ Story & 1/4 1/2 3/4 F Bsmnt. A.		
METAL			SHINGLE		B. _____ Story & 1/4 1/2 3/4 F Bsmnt. A.		
FRAMING	B	I	2		ALL		
WOOD JOIST							
FIRE RESISTANT							
FIRE PROOF							
FLOORS						CONSTRUCTION	
CONCRETE					1 BRICK		
WOOD					2 FRAME		
TILE					3 GLASS		
FINISH TYPE						4 CONC. BLK.	
UNFINISHED					5 STUCCO		
FINISHED OPEN					6 TILE		
FINISHED DIVIDED					7 STONE		
USE						8 METAL	
STORE					9 CONCRETE		
OFFICE					0 ENAM. STL.		
APARTMENT					SCHEDULE		
WAREHOUSE					A.		
VACANT					B.		
ABANDONED					NO. OF UNITS		
HEATING						AV. UNIT SIZE	
CENTRAL WARM AIR					EFF. PERIMETER L/F		
HOT WATER/STEAM					PERIM. AREA RATIO %		
UNIT HEATERS					HT.		
NO HEATING						BASEMENT	
AIR CONDITIONING						FIRST	
CENTRAL					SECOND		
PACKAGE/UNITS					BASE PRICE		
PLUMBING						B. P. A.	
BATH ROOMS					SUB TOTAL		
TOILET ROOMS					LIGHTING		
OTHER					HTG./AIR CON.		
SPRINKLER					SPRINKLER		
					PARTITIONS		
					INTERIOR FINISH		
					SF/CF PRICE		
					AREA/CUBE		
					SUB TOTAL		
					SPECIAL FEATURES*		
					ADDITIONS		
					TOTAL BASE		
					GRADE FACTOR %		
					REPL. COST		

TYPE	NO.	CONSTRUCTION	SIZE	RATE	GRADE	ERECTED	CDU	REPL. VALUE	DEPR.	TRUE VALUE
GARAGE										
LISTED	OP	DATE	2/5							TOTAL TRUE VALUE OTHER BUILDINGS
										TOTAL TRUE VALUE ALL BUILDINGS

Number _____ Card _____ of _____ Cards

TOTAL VALUE LAND & BUILDINGS

BUILDING VALUE CALCULATION				PRINCIPAL BUILDING DESCRIPTION						GROUND PLAN SKETCH																		
ITEM NO.	AREA OR QUANT.	UNIT COST	TOTAL	BUILDING CLASS	OBSERVED PHYSICAL CONDITION				EFFECTIVE AGE																			
					Good	Normal	Fair	Poor	Date	Years																		
Base				TYPE AND USE		3) ROOF		7) PLUMBING																				
				1 Family Dwelling		Type: Flat Gable		None Water Only																				
				2 Family Dwelling		Hip Gambrel		No. Bathrooms (3 Fix't)																				
				3-6 Family Apartment		Mansard		No. Toilet Rms. (2 Fix't)																				
				Multi-Family Apartment		Roofing: Prepared Roll		No. Single Fixtures																				
				Combination Stores and		Built-up Asphalt or T & G		Septic Tank																				
				Apt. <input type="checkbox"/> Offices <input type="checkbox"/> Loft		Wood or Comp. Shingle		8) HEATING																				
				Hotel <input type="checkbox"/> Store		Metal		Stove or Unit Heaters																				
				Office <input type="checkbox"/> Bank		Commercial Slate or Tile		Hot Air: Pipeless																				
				Theatre <input type="checkbox"/> Comm. Garage		4) STORIES AND ROOMS		Piped (Gravity)																				
				Gas Stat. <input type="checkbox"/> Industrial		Stories 1 1½ 2 2½ 3 4 5		Forced Circulation																				
				Warehouse <input type="checkbox"/> Greenhouse		Number Apts. or Tenements		Steam																				
				Private Hospital		Number Rooms		Hot Water or Vapor																				
				Other _____		5) FLOORS		Radiant, Concealed																				
				1) FOUNDATION		Stories _____		Fuel: Coal Gas Oil																				
				Masonry Walls _____		Softwood		Oil Burner Coal Stoker																				
				Wood or Block Piers _____		Hardwood		9) BASEMENT																				
				2) EXT. WALL CONSTR.		Concrete		None Full																				
				Stories _____		Tile Fl's: Bath Kitchen		Part % _____																				
				Frame with Wood, Shingle or Stucco Siding		6) INTERIOR FINISH		Finished:																				
				Concrete Block or Tile		Walls Unfinished _____		Recreation % _____																				
				Stucco on Block or Tile		Wallboard _____		Apartment % _____																				
				Brick Solid _____		Plaster _____		Floor: Dirt Wood																				
				Brick, Veneer _____		Doors and Trim:		Cement _____																				
				Stone Solid _____		Softwood Hardwood		10) HALF STORY, ATTIC																				
				Stone Veneer _____		Tile Walls: Bath Kitchen		Unfinished _____																				
				Other _____		Fireplace:		Finished % _____																				
				Natural Artificial _____		11) AIR CONDITIONING		Washed _____																				
TOTAL REPLACEMENT COST \$				SPECIAL BUILDING NOTES:				Refrigerated _____																				
								Full floor area _____ No. of Fire																				
								Partial: Floor area _____																				
								12) FIRE PROTECTION																				
								Sprinkler (Flr. area) _____																				
								Fire Hose Stat: No. Size _____																				
								Fire Pumps _____																				
								13) BUILDING ELEVATORS																				
								Type Number Cap. Floors																				
								Passenger _____																				
								Freight _____																				
Cost Conversion Factor Replacement Cost																												
DEPRECIATION AND OBSOLESCENCE																												
DEPRECIATION																												
a. Effective Age Depreciation _____%																												
b. Observed Physical Condition _____%																												
c. Total Depreciation (a + b) _____%																												
d. Net Condition (100 - c) _____%																												
OBSOLESCENCE																												
e. Overimprovement _____%																												
f. Underimprovement _____%																												
g. Other _____%																												
h. Net Condition (100 - e + f + g) _____%																												
i. FINAL NET CONDITION (dah) _____%																												
SUMMARY OF APPRAISED VALUE																												
Principal Building Appraisal																												
Other Principal Buildings Appraisal																												
Accessory Buildings Appraisal																												
Land @ % =																												
Bldg. @ % =																												