

Appendix J

Prior Permits, Approvals, and Violations

ACTION OF ZONING BOARD OF APPEALS

TOWN OF MOUNT PLEASANT

WESTCHESTER COUNTY, NEW YORK

To **Mrs. Susan L. Cullman**
Mrs. Helen Logan, Town Clerk
Mr. Cy Muscolino, Bldg. Supt.
FITE:

Re. ZBA Case No. **74-42**

This is to certify that the following is a copy of the order duly made by the Zoning Board of Appeals in the matter of the application of **Susan L. Cullman**

affecting property known on Town Tax Assessment Maps as Sec. **11**, Block **3**, Lots **1** and located at **South side of Sleepy Hollow Road, Town of Mt. Pleasant.**

....., which proceeding was commenced by Application for Special Permit for purpose of using the said premises at **716 Sleepy Hollow Road, Briarcliff Manor, N.Y.** dated **July 15, 1974**, and on which a hearing was held on **August 8, 1974**:

ORDERED:

NOW, THEREFORE, BE IT RESOLVED, that the application be and the same is hereby granted per plot plan submitted.

This order was duly made by the Zoning Board of Appeals on the **Eighth** day of **August**, 19**74**.

DATE SENT	ZONING BOARD OF APPEALS
AUG 14 1974	JOSEPH P. MAURO Chairman

ZONING BOARD OF APPEALS

NOTE: 1—THIS NOT A ZONING OR BUILDING PERMIT. CONTACT BUILDING SUPERINTENDENT FOR PERMITS.
 2—GAS STATION AND MOTOR VEHICLE REPAIR GARAGE PERMITS EXPIRE 5 YEARS FROM DATE OF THIS ORDER. OPERATORS OR OWNERS MUST APPLY FOR RENEWAL 60 DAYS PRIOR TO EXPIRATION DATE.

MINUTES OF MEETING

ZONING BOARD OF APPEALS

TOWN OF MT. PLEASANT

AUGUST 8, 1974

Meeting called to order at 8:00 P.M., 200 Saw Mill River Road
Hawthorne, New York.

PRESENT: Chairman Mauro, Mr. Fusco, Mrs. Bevacqua, Mr. Blank
and Secretary Mrs. Maiden.

CASE NO: 74-42 Susan L. Cullman, 715 Sleepy Hollow Road,
Briarcliff Manor, New York.

MAURO: Do you have the affidavit of mailing and publica-
tion and the certified receipts?

EDLESTEIN: Yes.

Q. Would you please state your full name and address.

A. Peter M. Edlestein, I am with Rockwell, Edlestein
& Shaw, Briarcliff Manor. We are representing
Mrs. Susan L. Cullman.

Q. Mr. Edlestein, do you swear the testimony you
are about to give is the truth?

A. Yes.

Q. Mr. Edlestein, can you testify knowledgeably
about this application.

A. Based upon information given to me and the papers
in my files sir.

Q. You may proceed.

A. I am here tonight on behalf of Mrs. Susan Cullman
in regard to her application for a special permit
under Section 46-34 of the Zoning Ordinance. We
are here tonight in the first instance, this is
not an appeal and we are not coming to you with a
complaint from a lower body. The ordinance
specifically provides that for a special permit we
come here. Mrs. Cullman is the owner of somewhat
over 40 acres on Sleepy Hollow Road and her request
is that a special permit be granted for purposes
of a caretaker's cottage. The caretaker's cottage
is for the living quarters of Mr. & Mrs. DeCrenza.

Mr. DeCrenza's father has been in the employ of the Cullman's for over 37 years and now Carmine DeCrenza has succeeded to that position. The caretaker's cottage will be an adjunct, an accessory use to the main living quarters and used exclusively and solely for the caretaker's purpose. It is intended to be a single family dwelling as shown more particularly on the plan submitted. The dwelling house would be located approximately 270 feet from the roadway and approximately 203 feet from the existing driveway. We also have the contractor here with us tonight who will be happy to answer any questions of a technical nature regarding the proposed construction.

Q.

Well insofar as the technicalities as to the proposed construction, that is something for the Building Department. I don't believe we will go into that here. Now Mr. Edelstein, Mrs. Cullman is the owner of lot 1, block 3, section 11 on the tax assessment map of the Town of Mount Pleasant.

A.

Yes sir.

Q.

That is located in an R-40 zone, is that correct?

A.

Correct sir.

Q.

You stated that there is approximately 40 acres in that parcel.

A.

Yes sir.

Q.

What is located on the premises?

A.

on the premises at the present time is a main house, a two-car garage, one tennis court, two paddle tennis courts, one swimming pool and a pool house.

Q.

Are there living quarters attached to the two-car garage?

A.

May I refer to Mr. DeCrenza.

Q.

If Mr. DeCrenza is going to testify we are going to have to swear him in.

DeCRENZA:

Carmine DeCrenza, 21 Shady Lane, Dobbs Ferry, N. Y.

Q.

Mr. DeCrenza, do you swear the testimony you are about to give is the truth?

A.

Yes.

Q. Would you answer my last question, are there living quarters attached to the two-car garage?

A. The only thing I know of there is a trophy room.

Q. A trophy room, no living quarters there?

A. No sir.

Q. Now how is access going to be made to these premises? To this proposed caretaker's cottage?

EDELSTEIN: The access would be from Sleepy Hollow Road along the existing driveway, this way sir and over.

Q. In other words it will be an L shaped driveway, is that correct?

A. This is existing, so in effect it would be a straight driveway.

DeCRENZA: He is right, it will be an L shaped driveway, my driveway will be off to the right.

Q. Well when we were up there I guess we missed it, we went right by it then. This caretaker's cottage is going to be off the main driveway, is that right?

A. Yes.

EDELSTEIN: The driveway presently exists and this will meet the main driveway.

Q. How many feet did you say that would be off Sleepy Hollow Road Mr. Edelstein?

A. The closest point sir would be 270.84 feet. The file should contain an overlay of this area.

Q. That caretaker's cottage is proposed to have only one family tenant it?

A. Yes sir.

Q. Is there anyone in favor?

Is there anyone opposed?

We will advise you of our decision.

Mr. Blank made a motion to approve the application and Mr. Fusco second the motion.

Mr. Blank, Mr. Fusco and Mrs. Bevacqua voted to approve the application.

The following resolution was adopted by the Board.

WHEREAS, application has been made for a permit of special use to construct a caretakers cottage on premises containing approximately 41 acres, and

WHEREAS, the location of said proposed caretakers cottage does not require a variance, and

WHEREAS, applicant has agreed to construct said caretakers cottage pursuant to and abide with Section 46-34 of the Town Code of the Town of Mount Pleasant.

NOW, THEREFORE, BE IT RESOLVED, that the application be and the same is hereby granted per plot plan submitted.

Respectfully submitted

Dorothy Maiden

STATE OF NEW YORK)
) SS.:
COUNTY OF WESTCHESTER)

I, SUSAN L. CULLMAN, a resident of Briarcliff Manor, New York, being duly sworn, depose and say:

1. I have submitted to the Zoning Board of the Town of Mount Pleasant an application for a Special Permit to construct a Caretaker's Cottage on my property situate in the Town of Mount Pleasant and submit this Affidavit in support of said application.

2. Since 1937 we have retained Mr. Florie DeCrenza as caretaker of our property. Mr. DeCrenza's son is Carmine DeCrenza. He has assisted his father since 1970 and has now taken over as caretaker. The proposed cottage is for the sole and exclusive use of Carmine and his family and only as an accessory use to my principle residence located on the same site. The cottage shall be used only as a single family dwelling subject to all appropriate regulations.

3. My attorneys have informed me and I agree that the Caretaker's Cottage may not be used for any other use and shall not be sold or rented as a principle dwelling without the further approval and consent of the Board.

Susan L. Cullman
SUSAN L. CULLMAN

Sworn to before me this

6th day of August, 1974.

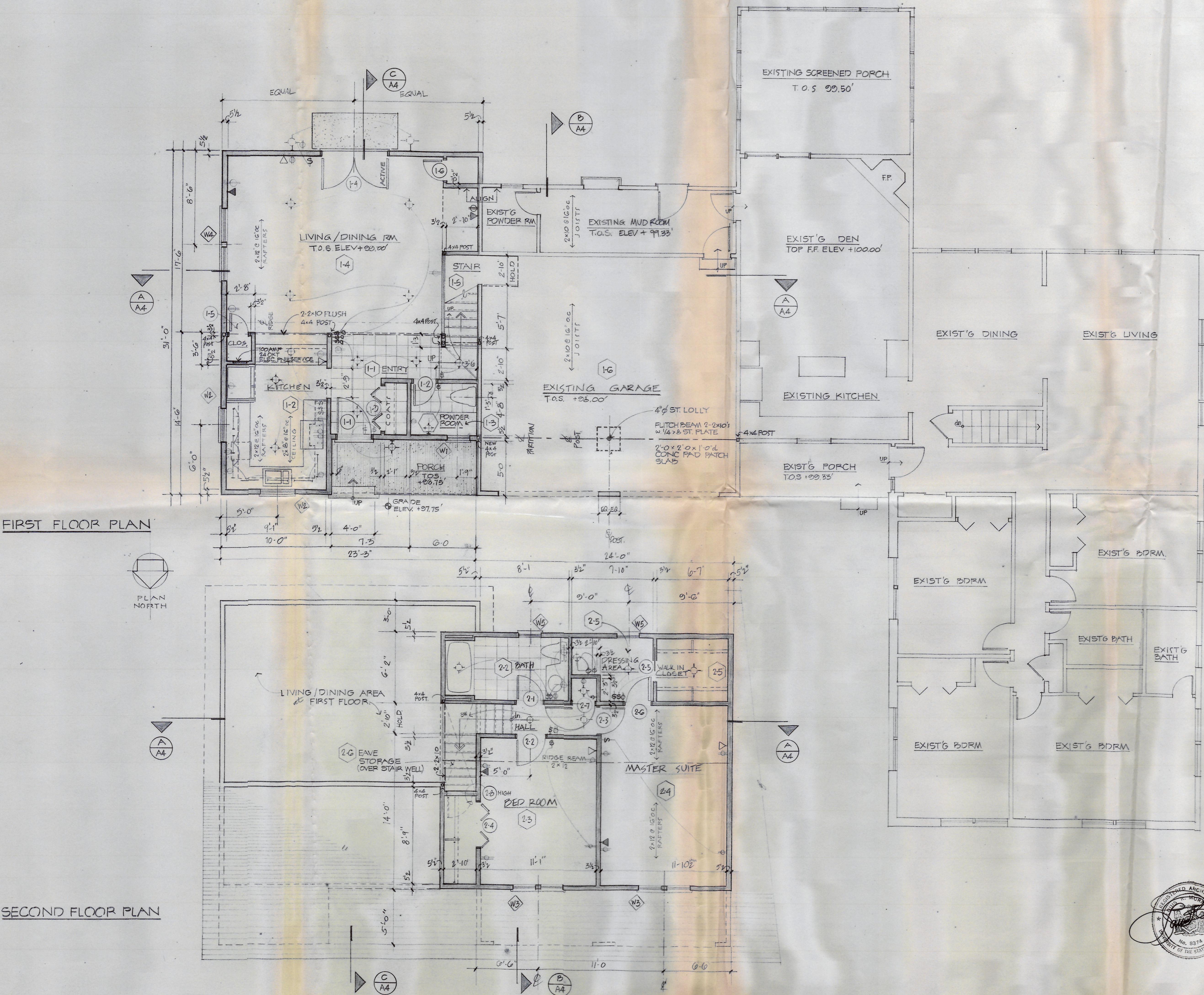
Meiner

MEINER M. BORLMAN
Attorney and Counsellor at Law
State of New York No. 40-6147350
Qualified in Putnam County
Certificate filed in Westchester and
New York Counties
Commission Expires March 30, 1976

WINDOWS

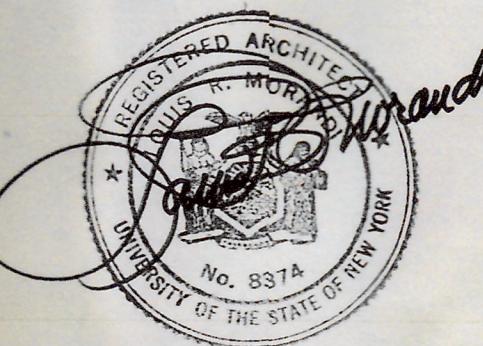
OP.	TYPE	SIZE	CAT.N.	R.O.
W1	AWN.	2'x2'	A21	2-9/8x2-0 5/8"
W2	DH	2'x3'	28210	2-10/8x3-1/4"
W3	PR DH	58-3"	2-28210	5-8x3-1/4"
W4	PR DH.	58-5/8"	2-2822	5-8"x5-5/4"
W5	DH	1'x3"	18210	1-10/8x3-1/4"

NOTE: ALL WINDOW UNITS SHALL BE ANDERSEN WHITE VINYL CLAD w/ INSULATED GLASS, INSECT SCREENS & WHITE SNAP-IN MUNTINS.



715 SLEEPY HOLLOW RD
BRIARCLIFF MANOR, N.Y.

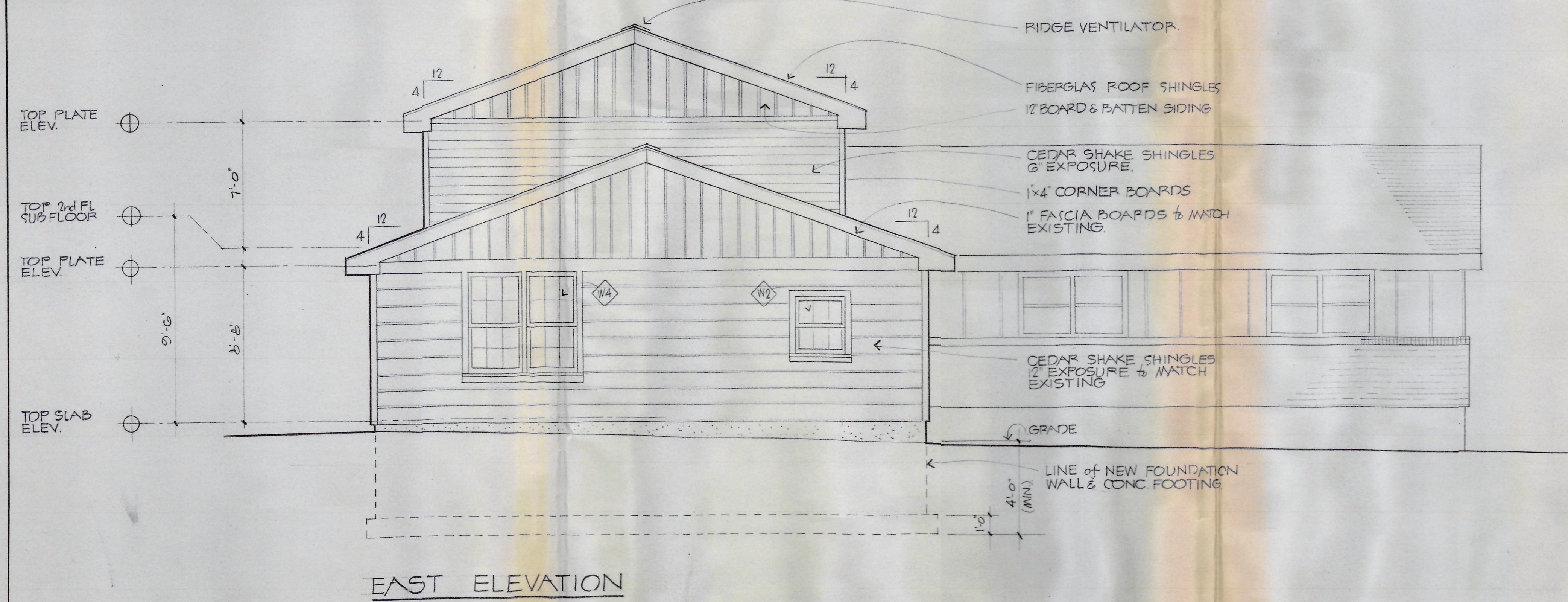
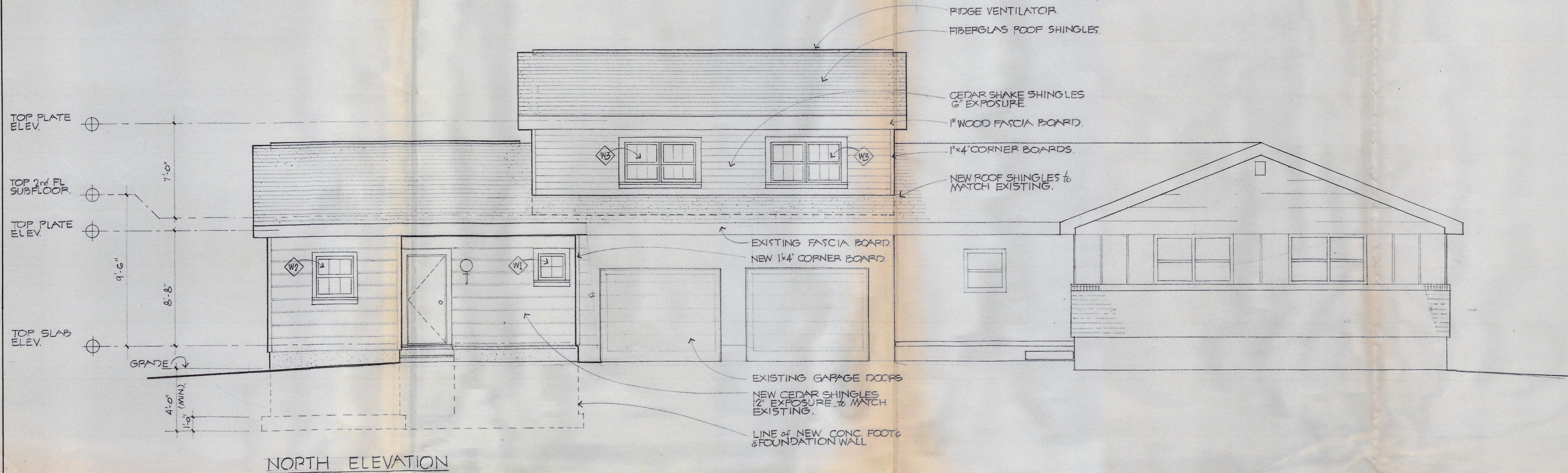
CONSTRUCTION PLANS



LRM LOUIS R. MORANDI,
ARCHITECT, P.C.
6 WEST 48TH STREET,
NEW YORK, N.Y. 10036
212-302-4060

SCALE: 14" = 1'-0"
DATE: 11 OCTOBER 04
PROJ. NO.:

A 2

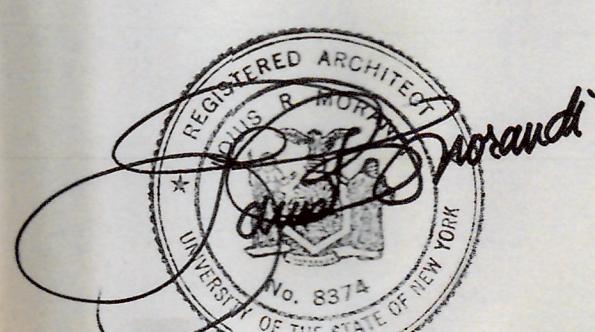


715 SLEEPY HOLLOW RD.
BRIARCLIFF MANOR, N.Y.

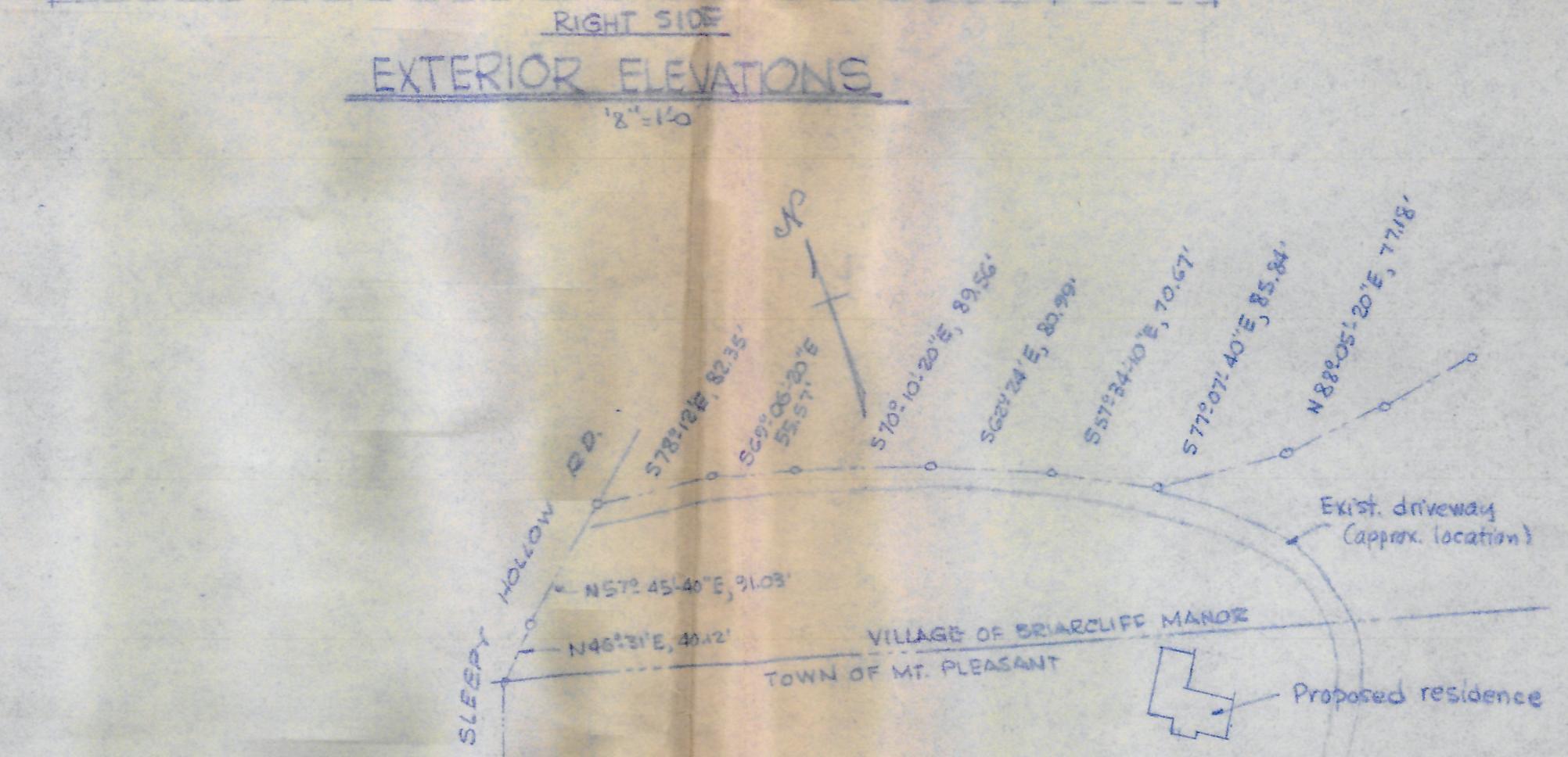
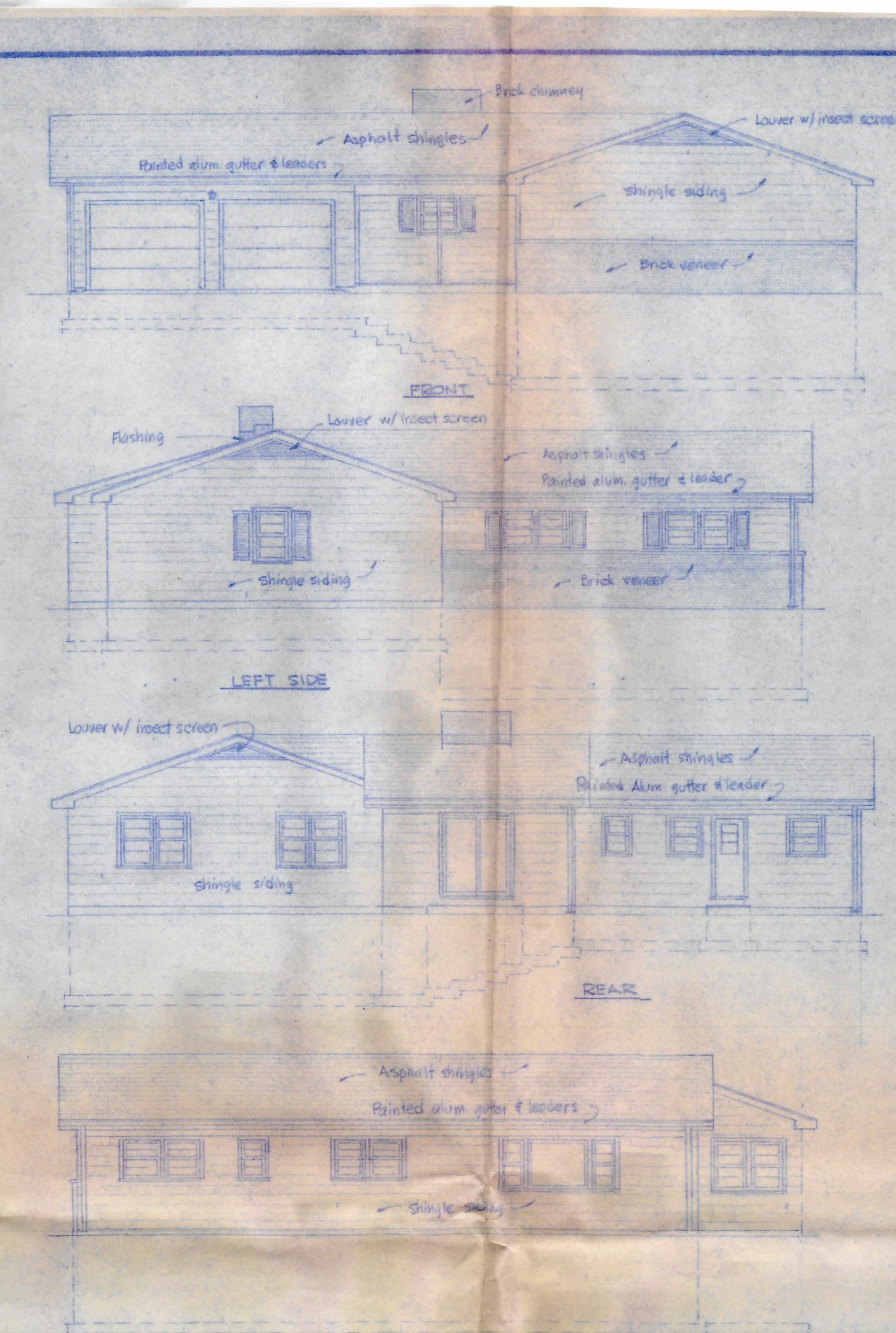
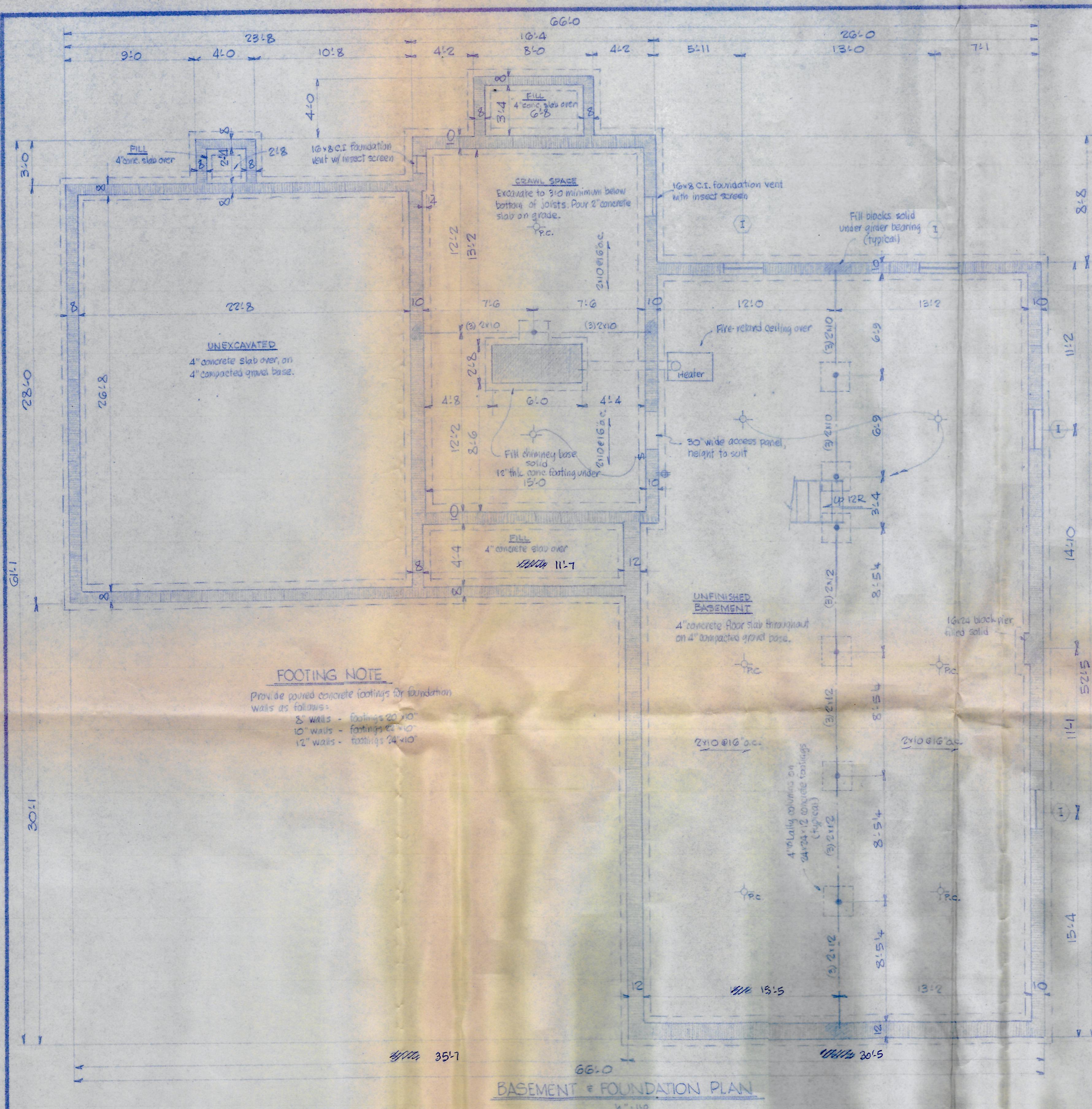
ELEVATIONS

LRM LOUIS R. MORANDI,
ARCHITECT, P.C.
6 WEST 48TH STREET,
NEW YORK, N.Y. 10036
212-302-4060

SCALE: $1/4" = 1'-0"$
DATE: 11 OCTOBER '94
PROJ. NO.:



A3

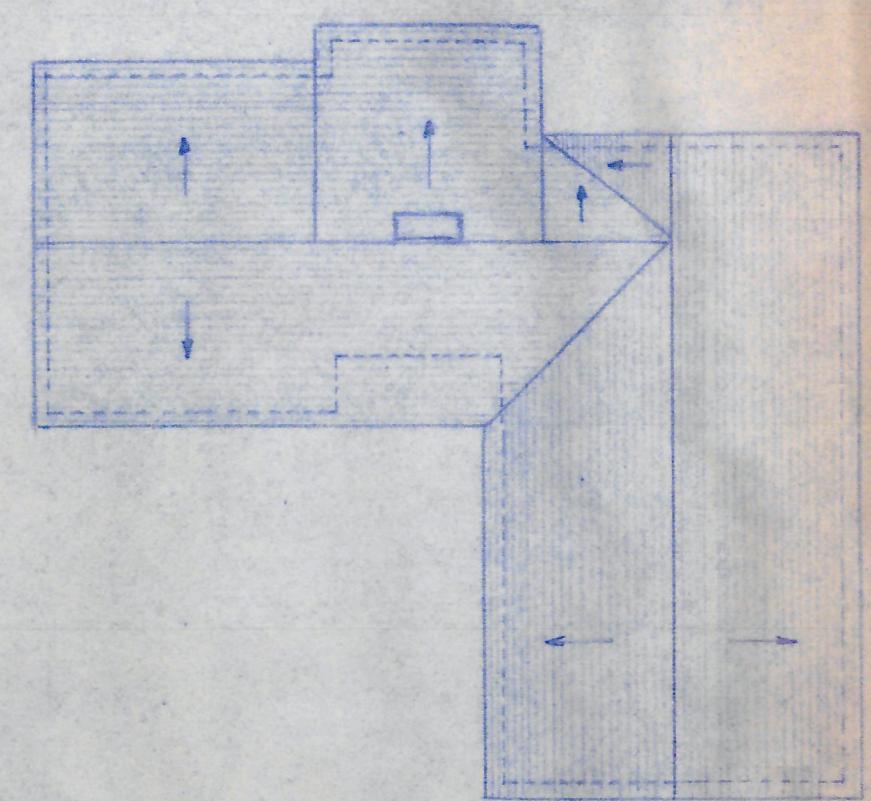
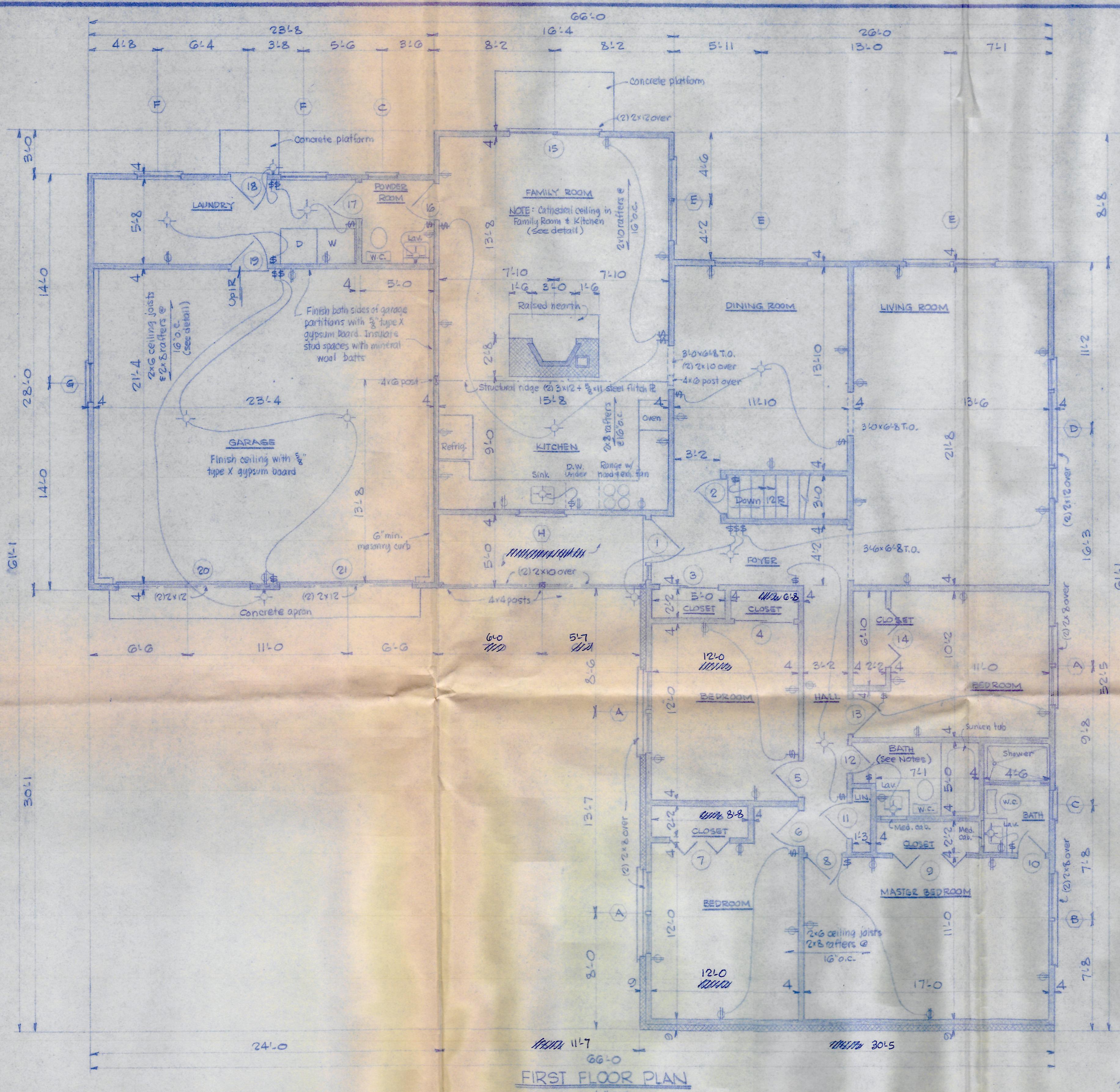


LOCATION PLAN

Ink dimension changes made 6/14/74
B.R.Townsend



PROPOSED NEW RESIDENCE FOR
J. CULLMAN III
 SLEEPY HOLLOW RD. TOWN OF MT. PLEASANT, N.Y.



DOOR SCHEDULE

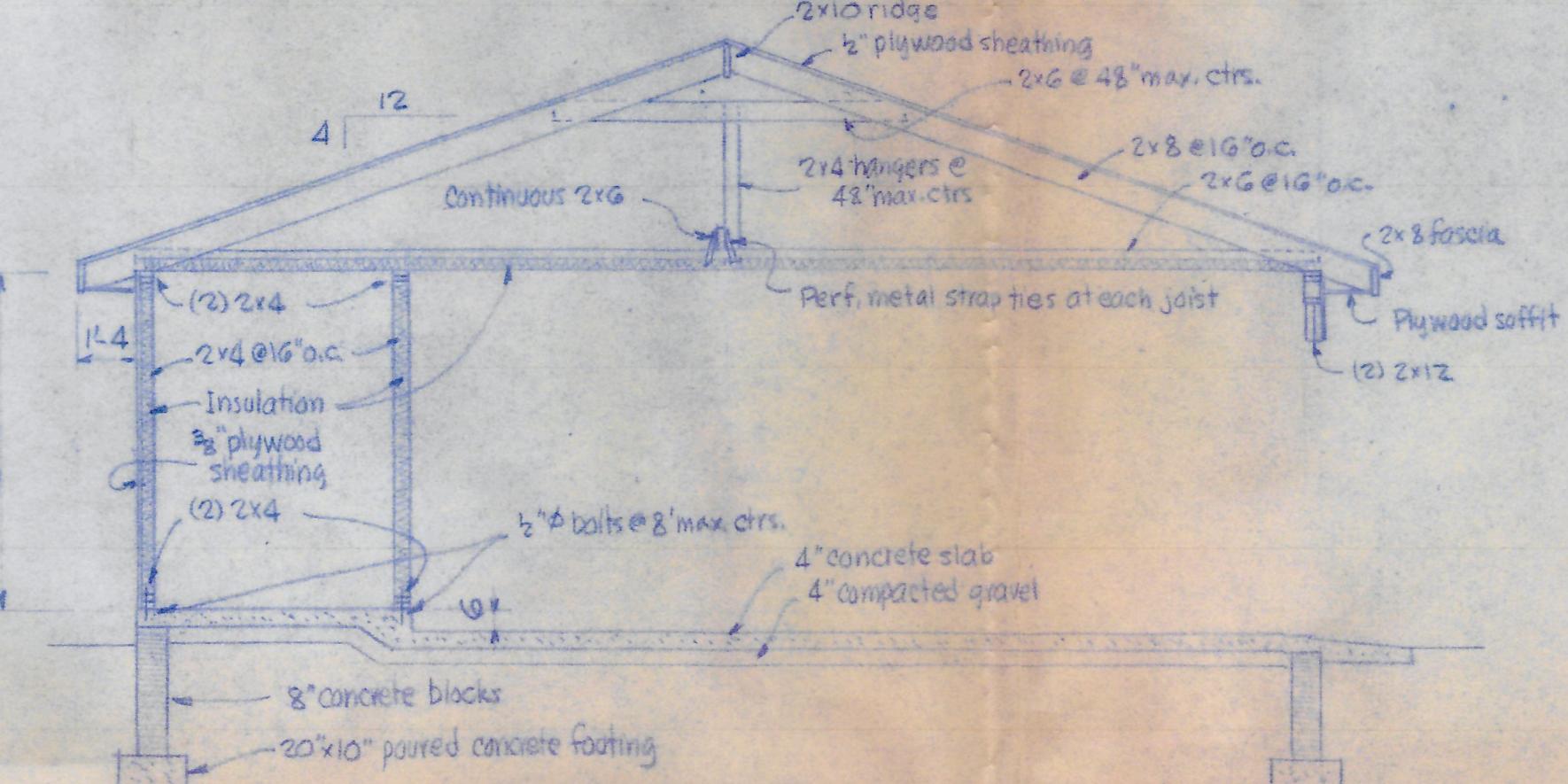
- 1 - 2-1/8" x 6-8" wood double hung sash
- 2 - 2-1/8" x 6-8" wood double hung door
- 3 - 2-1/8" x 6-8" wood sliding door unit
- 4 - 4-0" x 6-8" wood sliding door unit
- 5 - 2-1/8" x 6-8" flush wood door
- 6 - 2-1/8" x 6-8" flush wood door
- 7 - 4-0" x 6-8" flush wood bi-folding door unit
- 8 - 2-1/8" x 6-8" flush wood door
- 9 - 5-10" x 6-8" sliding glass door, aluminum frame
- 10 - 2-1/8" x 6-8" flush wood door
- 11 - 2-1/8" x 6-8" flush wood door
- 12 - 2-1/8" x 6-8" flush wood door
- 13 - 2-1/8" x 6-8" flush wood door
- 14 - 4-0" x 6-8" flush wood bi-folding door unit
- 15 - 6-10" x 6-8" sliding glass door, aluminum frame
- 16 - 2-1/8" x 6-8" flush wood door
- 17 - 2-1/8" x 6-8" flush wood door
- 18 - 2-1/8" x 6-8" stack pattern wood exterior door
- 19 - 2-1/8" x 6-8" flush FPSC door
- 20 - 9-0" x 7-0" stack pattern wood overhead door
- 21 - 9-0" x 7-0" stack pattern wood overhead door

WINDOW SCHEDULE

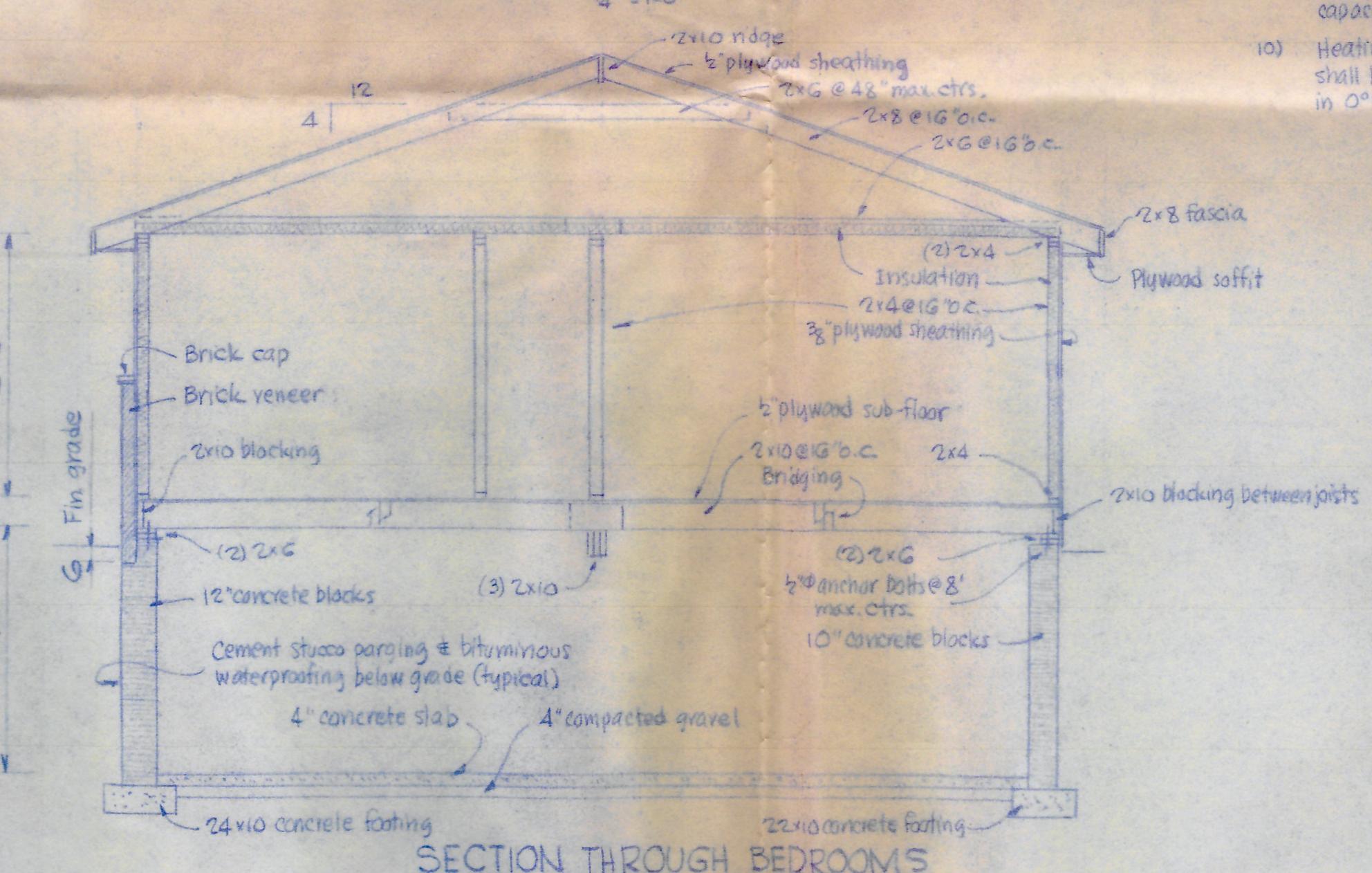
- A - (2) 2-1/8" x 3-1/2" wood double hung sash
- B - (2) 3-10" x 3-1/2" wood double hung sash
- C - 2-1/8" x 6-8" wood picture window +
- D - 5-10" x 4-0" wood double hung sash
- E - (2) 3-10" x 4-0" wood double hung sash
- F - 2-1/8" x 5-2" wood double hung sash
- G - 2-1/8" x 4-0" wood double hung sash
- H - 3-10" x 3-1/2" wood double hung sash
- I - 2-1/8" x 14-0" steel basement sash

ROOF PLAN

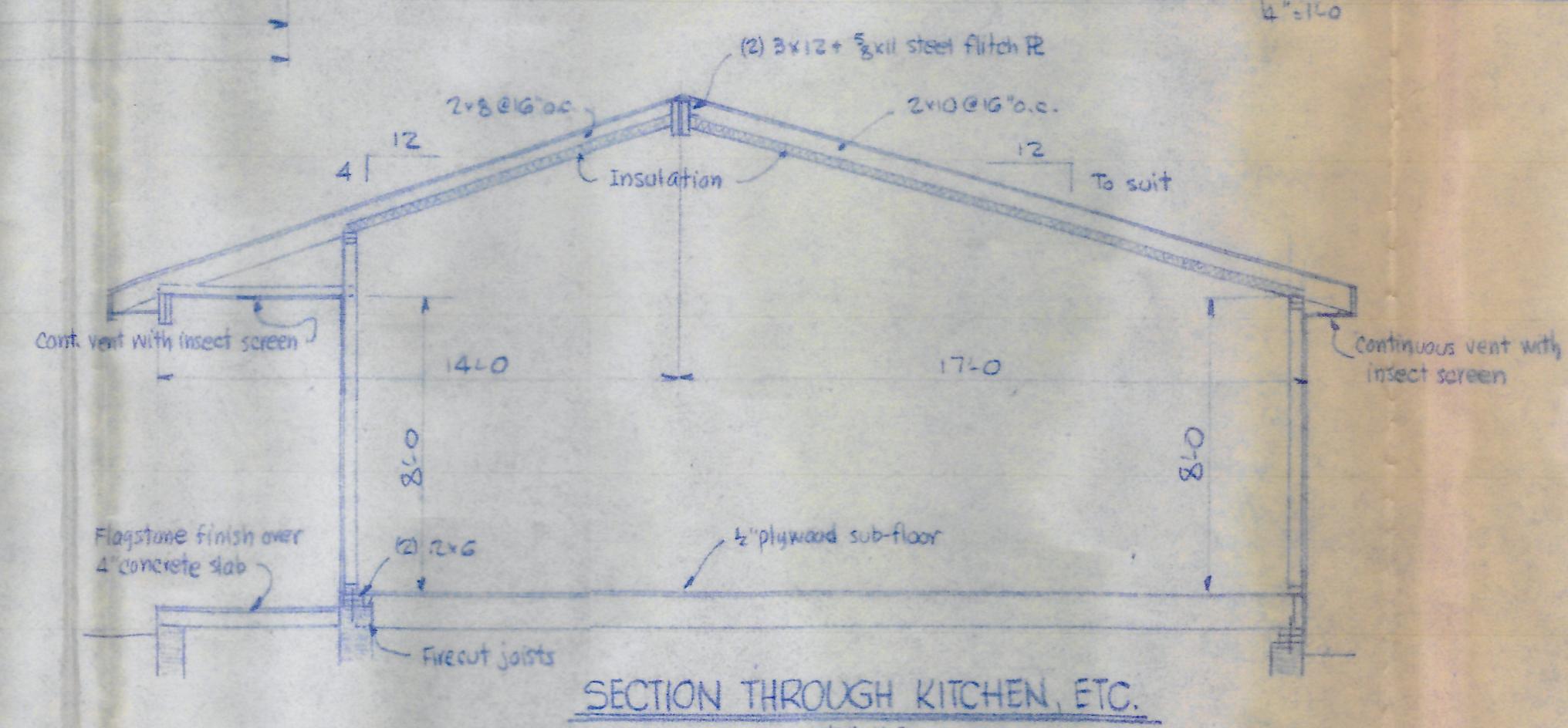
1/8" = 1'-0" Arrows indicate downward roof pitch



SECTION THROUGH GARAGE



SECTION THROUGH BEDROOMS



NOTES

- 1) All work shall be performed in accordance with all applicable laws, ordinances, and/or codes currently in effect in the Town of Mt Pleasant, N.Y.
- 2) Footings, small bear on firm, virgin soil. Bottoms of exterior wall footings shall be at least 3-1/2 below finished grades.
- 3) Concrete block masonry shall be standard load-bearing stone concrete units, laid in full portland cement mortar beds.
- 4) Framing lumber shall be #1 Construction grade for all load-bearing members. All openings shall be framed with doubled members. Where partitions run parallel to joists, provide doubled joist under partition. Joists to be braced with rows of X-bridging spaced not over 7x0 o.c.
- 5) Sheathing & sub-flooring to be fir plywood.
- 6) Insulation to be full thick mineral wool batts.
- 7) Interior wall & ceiling finish to be 1/2" gypsum board unless otherwise indicated or as directed by the Owner.
- 8) Plumbing fixtures to be American Standard or equal.
- 9) Interior Bath shall be provided with exhaust fan vented to outside air. Fan shall be wired to light switch so as to operate continuously when light is on. Fan shall have a rated capacity of at least 300 cfm.
- 10) Heating system shall be as selected by the Owner. System shall be designed to maintain an indoor temperature of 75°F in 0°F weather.

Ink dimension changes made 6/1/74

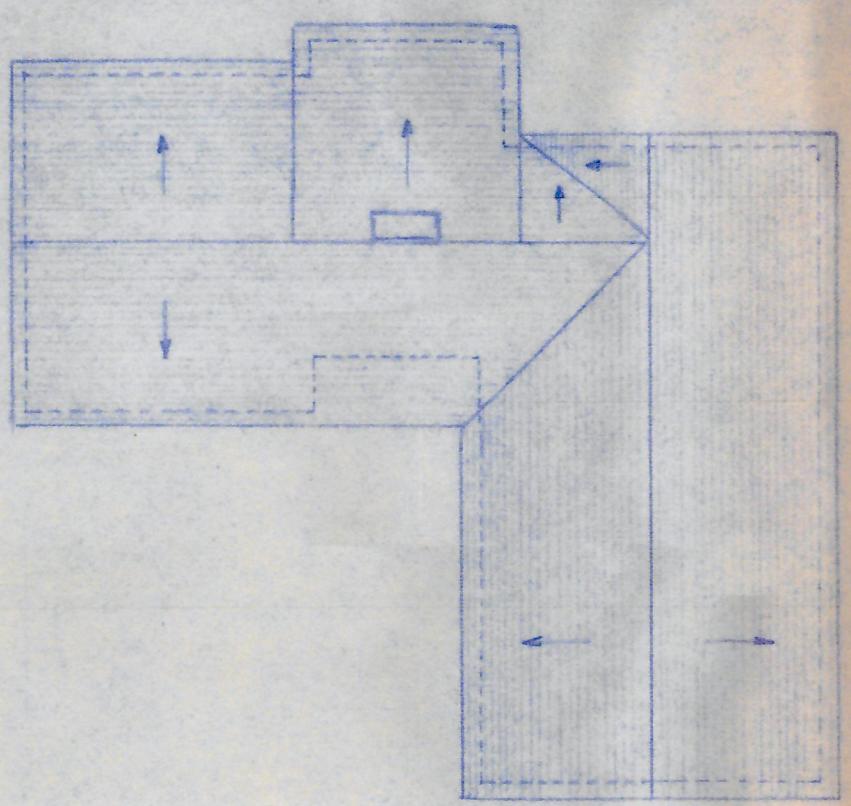
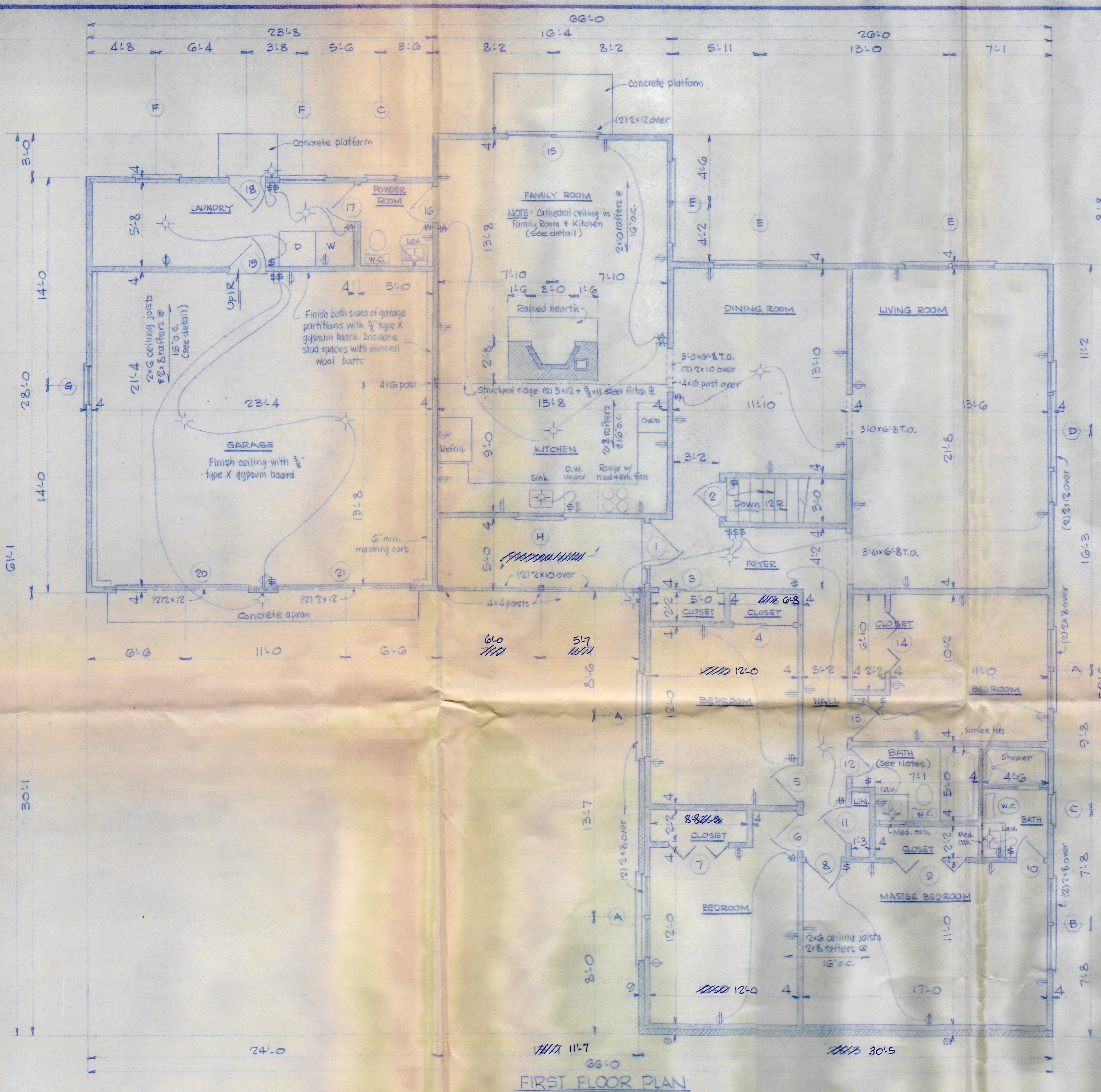
B.R.Townsend

PROPOSED NEW RESIDENCE FOR
J. CULLMAN III
715 SLEEPY HOLLOW RD.
TOWN OF MT. PLEASANT, N.Y.

BRUCE R. TOWNSEND P.E.
104 NO. FIELD AVENUE
DOBBS FERRY, NEW YORK

DRAWN BY: B.R.T.
SCALE: As noted
DATE: 6/11/74

1 of 2

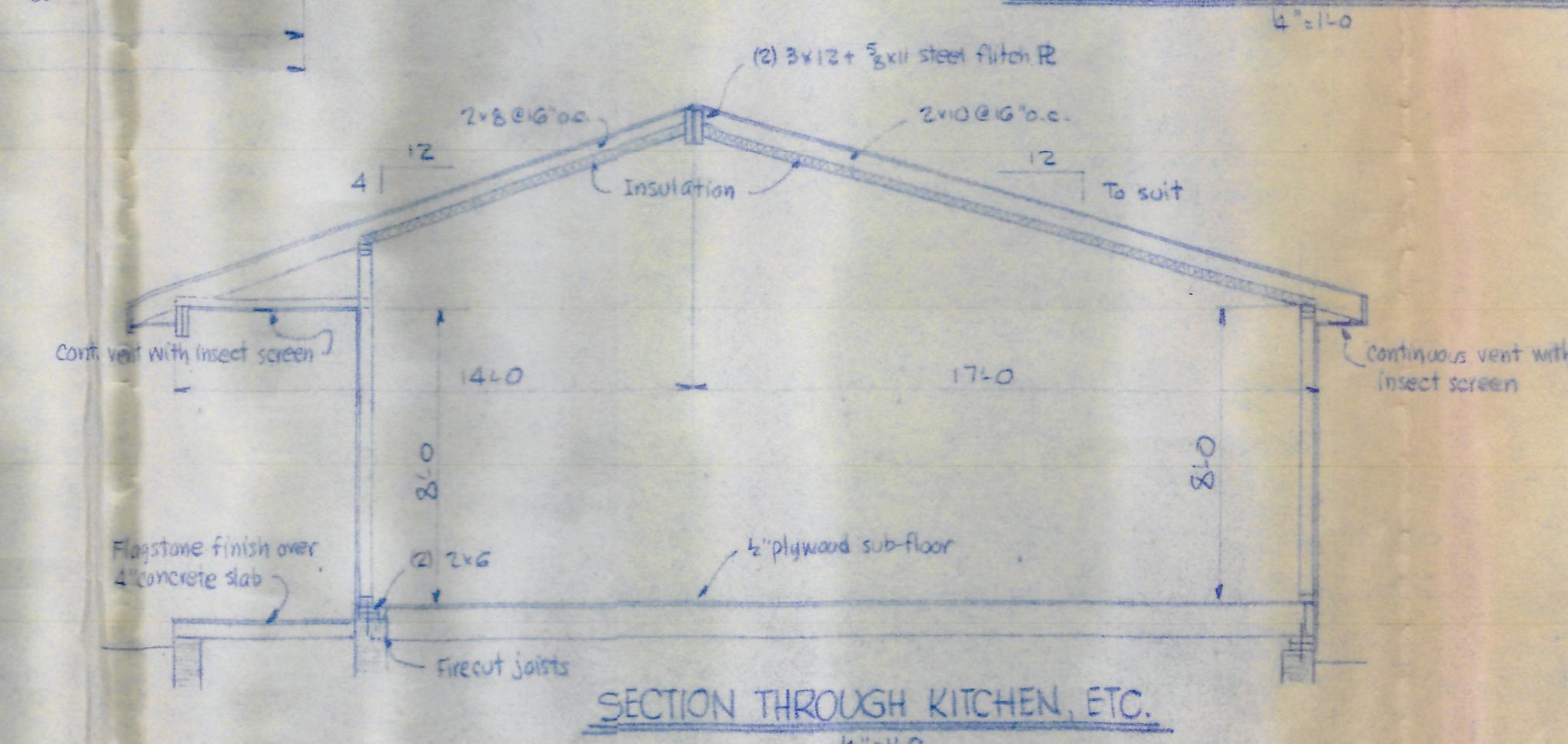
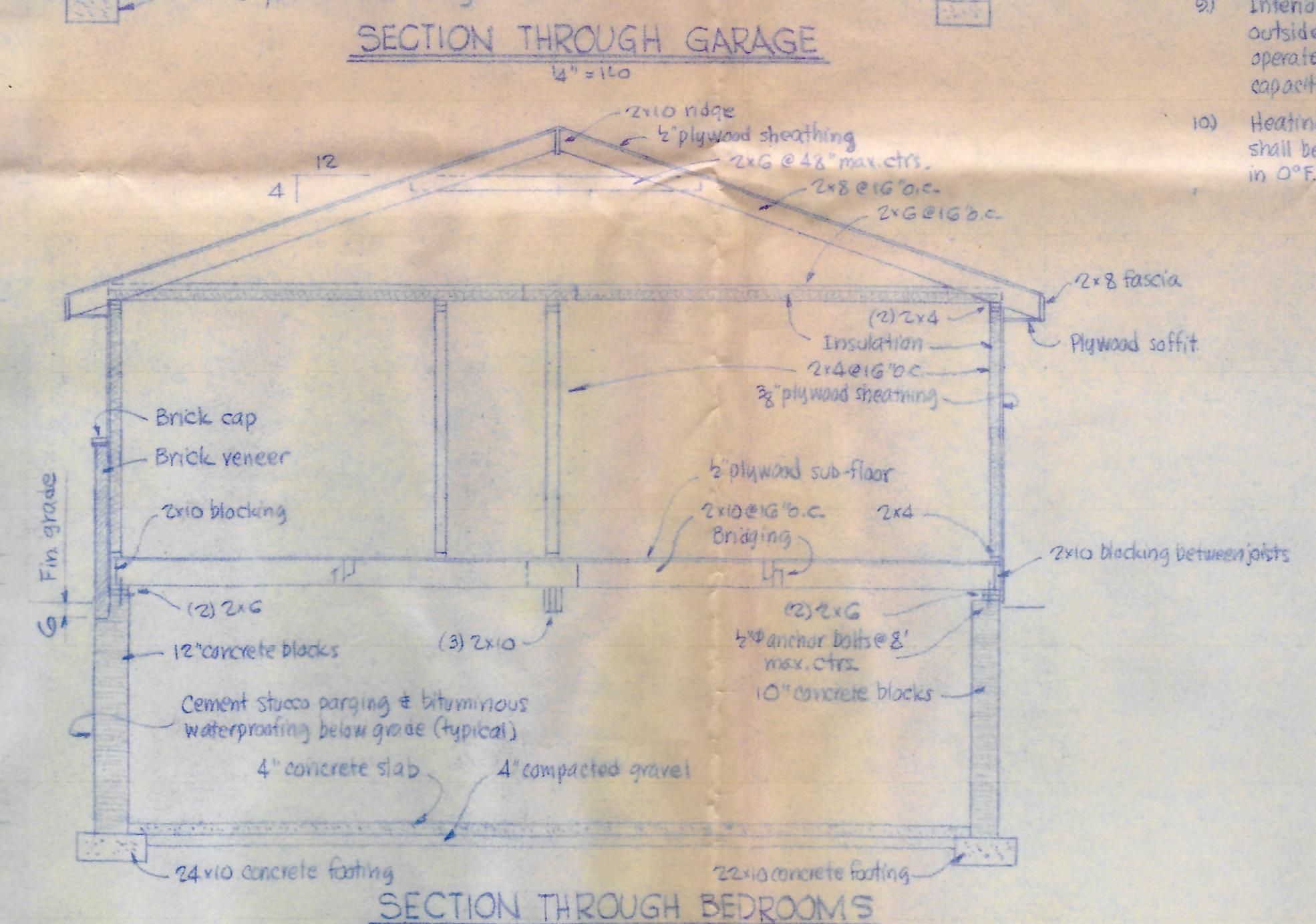
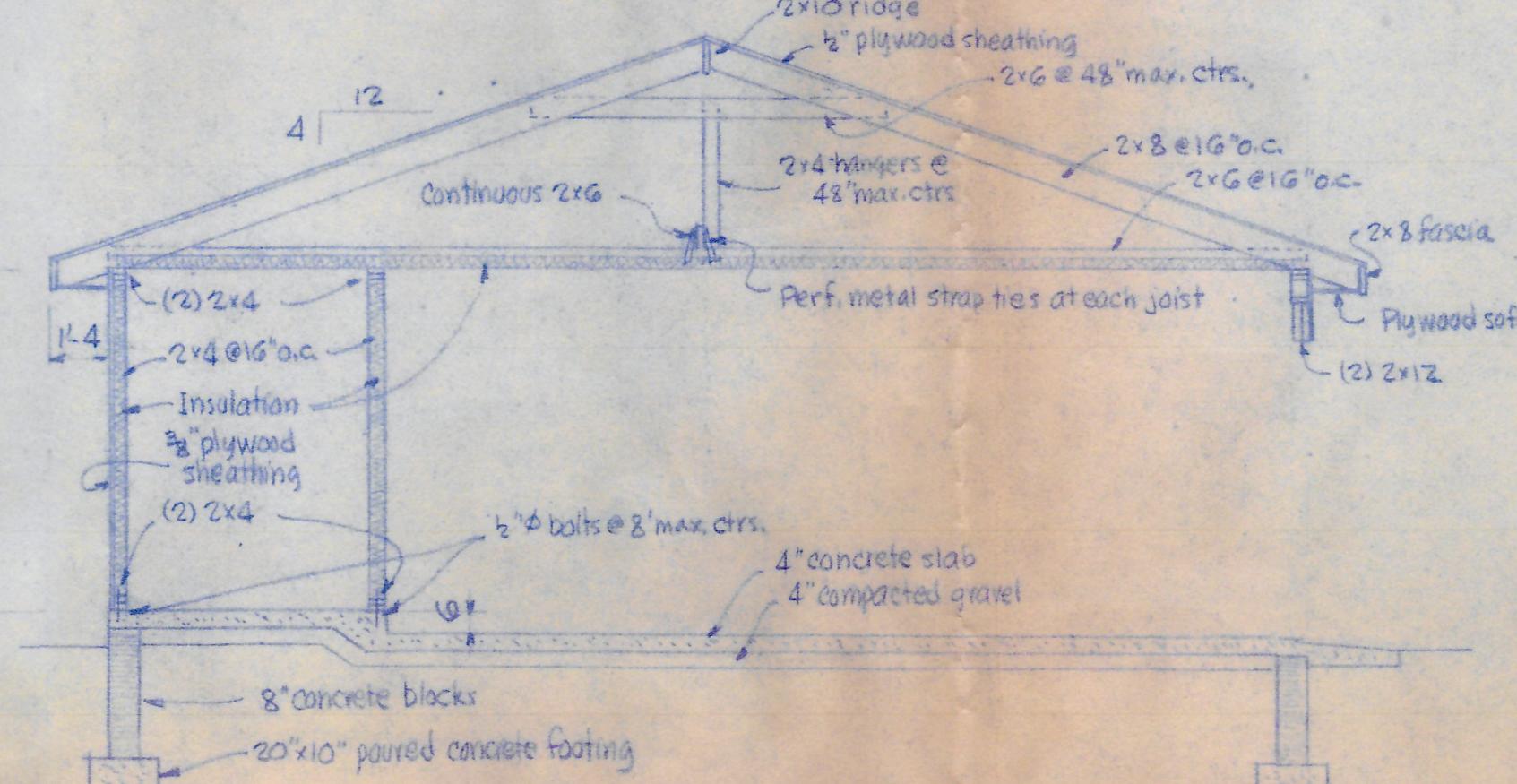


DOOR SCHEDULE	
1 -	3'0" x 6'8" stock wood entrance door & sidelight
2 -	2'6" x 6'8" flush wood door
3 -	2'6" x 3'2" wood double hung sash
4 -	4'0" x 6'8" flush wood sliding door unit
5 -	2'6" x 6'8" Flush wood door
6 -	2'6" x 6'8" flush wood door
7 -	4'0" x 6'8" flush wood bi-folding door unit
8 -	2'6" x 6'8" flush wood door
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15 -	6'0" x 6'8" sliding glass door, aluminum frame
16 -	2'6" x 6'8" flush wood door
17 -	2'6" x 6'8" flush wood door
18 -	2'6" x 6'8" stock pattern wood exterior door
19 -	2'6" x 6'8" flush FPGG door
20 -	9'0" x 7'0" stock pattern wood overhead door
21 -	9'0" x 7'0" stock pattern wood overhead door

WINDOW SCHEDULE	
A -	(2) 2'6" x 3'2" wood double hung sash
B -	(2) 3'0" x 3'2" wood double hung sash
C -	2'6" x 3'2" wood double hung sash
D -	5'0" x 4'2" wood picture window + (2) 2'6" x 4'2" wood double hung sash
E -	(2) 2'6" x 4'2" wood double hung sash
F -	2'6" x 3'2" wood double hung sash
G -	2'6" x 4'2" wood double hung sash
H -	3'0" x 3'2" wood double hung sash
I -	2'8" x 1'10" steel basement sash

NOTES

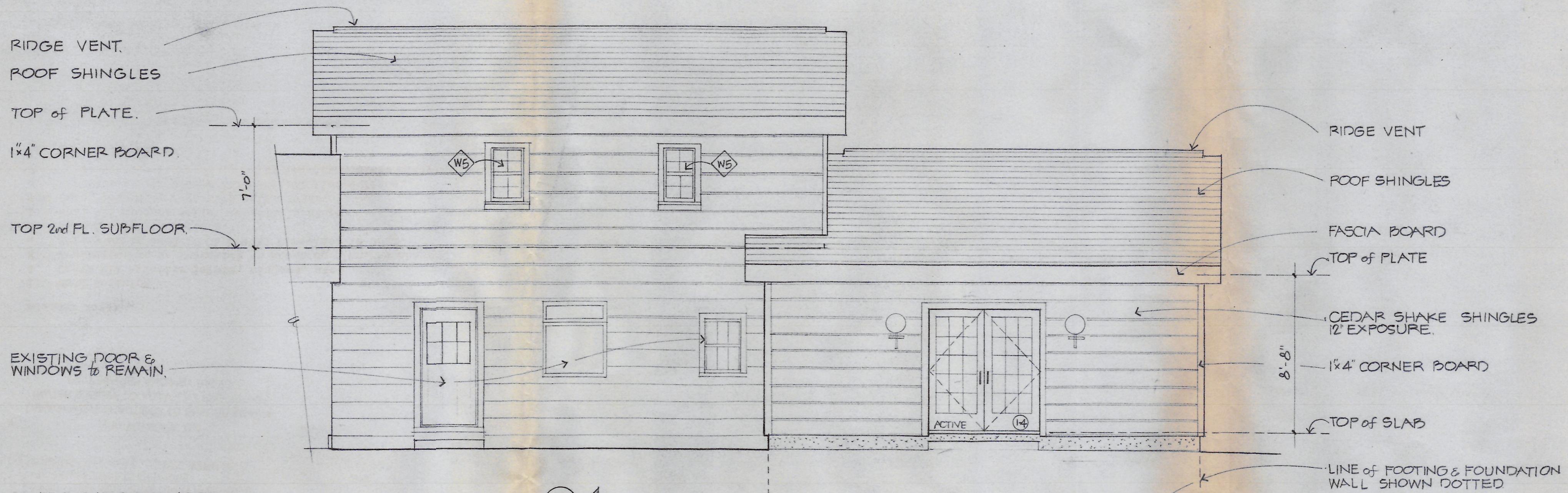
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- Footings shall bear on firm, virgin soil. Bottoms of exterior wall footings shall be at least 3'6" below finished grades.
- Concrete block masonry shall be standard load-bearing stone concrete units, laid in full portland cement mortar beds.
- Framing lumber shall be #1 Construction grade for all load-bearing members. All openings shall be framed with doubled members. Where partitions run parallel to joists, provide doubled joist under partition. Joists to be braced with rows of X-bridging spaced not over 7'0" o.c.
- Sheathing & sub-flooring to be fir plywood.
- Insulation to be full thick mineral wool batts.
- Interior wall & ceiling finish to be $\frac{5}{8}$ gypsum board unless otherwise indicated or as directed by the Owner.
- Plumbing fixtures to be American Standard or equal.
- Interior Bath shall be provided with exhaust fan vented to outside air. Fan shall be wired to light switch so as to operate continuously when light is on. Fan shall have a rated capacity of at least 30 cfm.
- Heating system shall be as selected by the Owner. System shall be designed to maintain an indoor temperature of 75° F. in 0° F. weather.



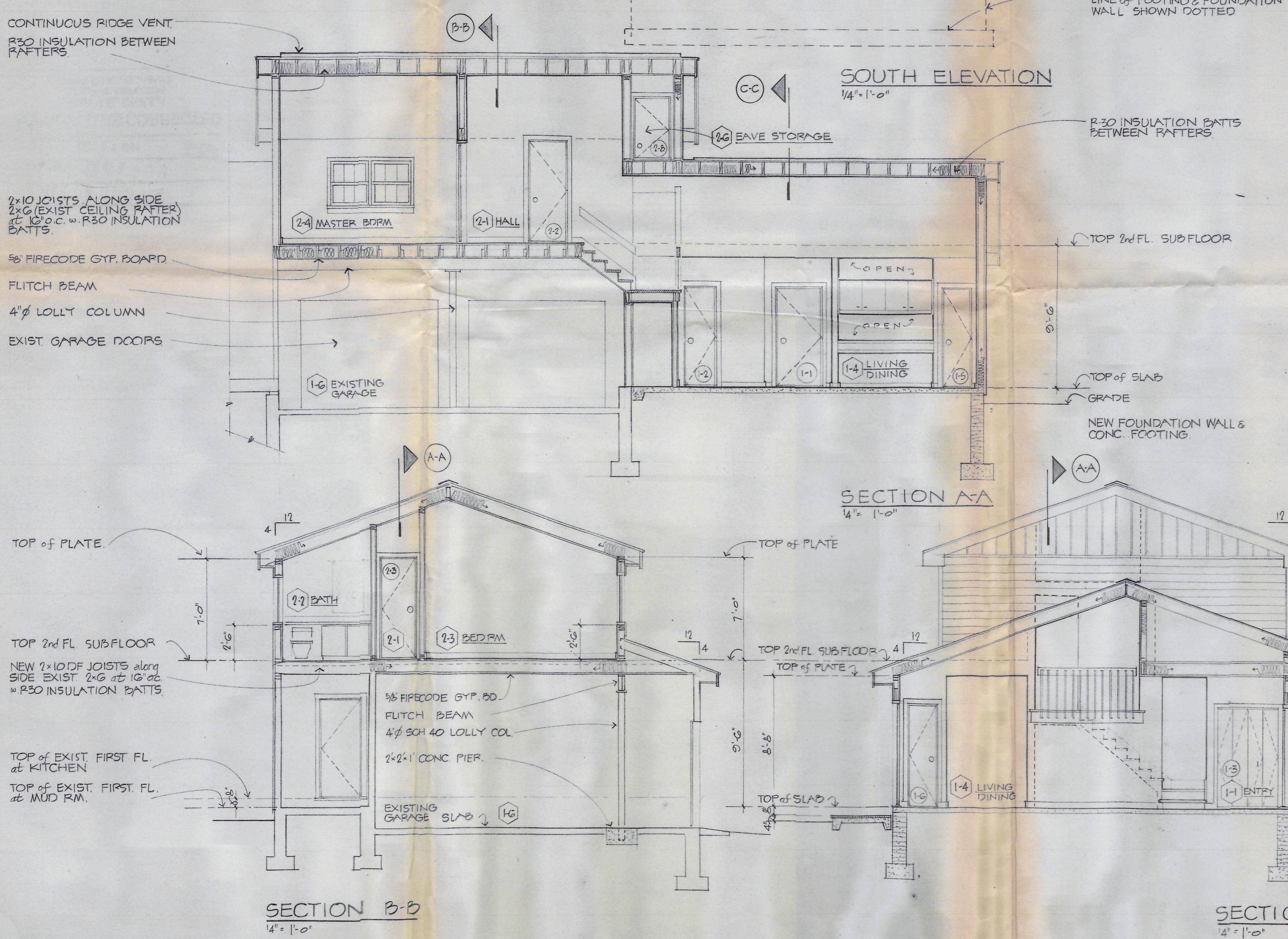
Ink dimension changes made 6/19/74

Bruce R. Townsend

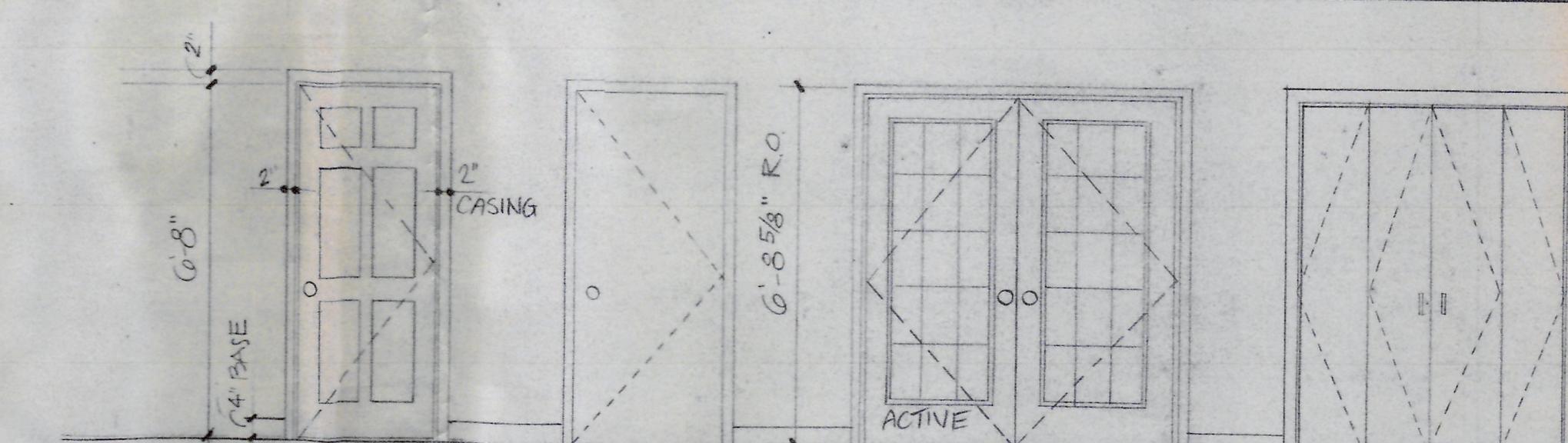
PROPOSED NEW RESIDENCE FOR J. CULLMAN III	
715 SLEEPY HOLLOW RD. TOWN OF MT. PLEASANT, N.Y.	
STATE OF NEW YORK BRUCE R. TOWNSEND LIC. NO. 028677 LICENSED PROFESSIONAL ENGINEER	
BRUCE R. TOWNSEND P.E.	DRAWN BY: B.R.T. SCALE: AS noted DATE: 6/19/74
1 OF 2	



DOOR SCHEDULE	No	Type	Size	THK	Style	HDWE	REMARKS
	1-1	AL CLAD/WD	3° x 68	1 3/4"	1	A	DOOR SADDLE & 3 SIDE SEALS
	1-2	SC. WD.	2° x 68	1 3/4"	2	C	BATH FUNCTION/EMERG ENTRY
	1-3	HC / WD	4° x 68	1 3/8"	4	B	
	1-4	AWM CLAD / WD	2-3° x 68	1 3/4"	3	D	PELLA FRENCH DR. # AI 24 TFD
	1-5	HC. / WD	2° x 68	1 3/8"	2	E	
	1-6	HC / WD	20 x 68	1 3/8"	2	E	
	2-1	SC WD	2° x 68	1 3/4	2	C	BATH FUNCTION/EMERG ENTRY
	2-2	SC / WD	2° x 68	1 3/8	2	F	
	2-3	SC / WD	2° x 68	1 3/8	2	F	
	2-4	HC / WD	4° x 68	1 3/8	4	B	
	2-5	HC / WD	2° x 68	1 3/8	2	G	POCKET DOOR FRAME
	2-6	HC / WOOD	2° x 68	1 3/8	2	E	
	2-7	SC / WOOD	28 x 68	1 3/4	2	E	
	2-8.	SC / WOOD	26 x 40	1 3/4	2	E	

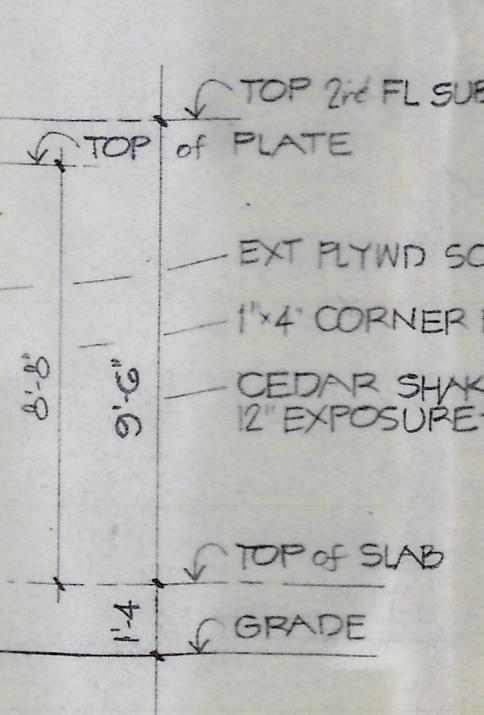


FINISHES	NO	ROOM TITLE	FLOOR	BASE	WALLS	CEILING	REMARKS.
	1-1	ENTRY	TILE	4" H. WOOD	PAINT	8'-8" PAINT.	
	1-2	KITCHEN	Sheet Vinyl	4" VINYL	PAINT,	8'-8 PAINT	
	1-3	POWDER RM	TILE	4" TILE	PAINT.	8'-8 PAINT.	
	1-4	LIVING/DINING	HD. WOOD	4" H WOOD	PAINT.	CATH/PAINT	
	1-5	STAIR	HD. WOOD	-	PAINT.	CATH/PAINT	
	F6	EXISTING GARAGE	CONCRETE	-	RE- PAINT.	10'-0" PAINT.	
	2-0	LAUNDRY CLOSET,	TILE	4" HTILE	PAINT	8'-0" PAINT	
	2-1	HALL	CARPET	4" WOOD.	PAINT	CATH/PAINT	
	2-2	BATH	TILE	4" H.TILE	TILE/PAINT	CATH./PAINT	



2 3
POOR STYLES

NOTE: ALL INTERIOR DOORS
SHALL BE PREHUNG UNITS ON
SOLID WOOD FRAMES. DOOR
PANELS to be LUAN PAINT/STAIN
GRADE



715 SLEEPY HOLLOW RD.
BRIARCLIFF MANOR, NY

ELEVATIONS & SECTIONS and SCHEDULES

The image features a large, bold, black and white graphic of the letters 'LRM' on the left side. To the right of the graphic, the text 'LOUIS R. MORANDI, ARCHITECT, P.C.' is written in a serif font, followed by the address '6 WEST 48TH STREET, NEW YORK, N.Y. 10036' and the phone number '212-302-4060'.

CALE: 14" = 1'-0"
ATE: 11 OCTOBER 64
ROJ. NO.: | A4

A4

BUILDING PERMIT

Building Department — Town of Mount Pleasant

ONE TOWN HALL PLAZA VALHALLA, NEW YORK 10595

(914) 742-2305

Date 12 OCT 1994

No. 15007

Permission is hereby granted to:

Dorothy Triesman

715 Sleepy Hollow Road

Briarcliff Manor, New York 10510

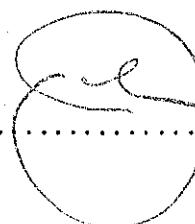
to extension/alteration of existing caretaker's dwelling

at premises located at 715 Sleepy Hollow Road

pursuant to application dated October 12, 1994, and plans and specifications
approved by the Building Inspector.

Cost of Construction \$ 60,000....

Fee \$ 280.00



Building Inspector

E. Col

**(This Permit Must Be Kept on the Premises With One Set of Approved
Plans and Specifications until Full Completion of the Work Authorized)**

BUILDING DEPARTMENT

Town of Mount Pleasant
Valhalla, NY 10595
(914) 742-2305

CERTIFICATE OF OCCUPANCY

Issued by the

BUILDING INSPECTOR OF THE TOWN OF MOUNT PLEASANT

This certificate is issued to:

TREISMAN, DOROTHY C.

For the building located at:

715 SLEEPY HOLLOW ROAD BR MN

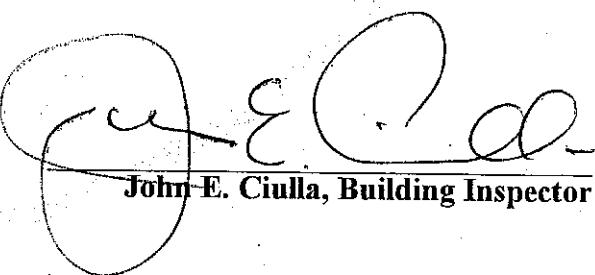
As described on the tax map for the Town of Mount Pleasant as:

553489 105.17-1-15

This certifies that an inspection of the building at the above location erected under the terms of **Permit No. 00015007** Dated 10/12/1994 has been made by the undersigned, or a duly authorized representative of the Board; and that said Building is hereby certified for occupancy as:
EXTENSION/ALTERATION OF EXISTING CARETAKERS DWELLING TO A SINGLE FAMILY DWELLING.

to comply with all the regulations and requirements of the New York State Uniform Fire Protection and Building Code and Town Ordinances applying to Building of its class and kind.

Fee:



John E. Ciulla, Building Inspector

(This Certificate of Occupancy will be issued only after the Superintendent of Buildings is convinced of the completion of the compliance with the New York State Uniform Fire Protection and Building Code and with other laws, ordinances of regulations affecting the premises, and conformity with the approved plans and specifications. A final electrical and plumbing, or sanitation certificate, an approval of any private sanitary disposal system by the Westchester County Dept. of Health and an affidavit of final cost of construction will be required before the issuance of the Certificate of Occupancy.)

FIELD INSPECTION REPORT
BUILDING DEPARTMENT - TOWN OF MOUNT PLEASANT

COST ~~\$~~ 60,000. 00

Z.B. PERMIT NO. 94-1402

BLDG. PERMIT NO. 15007

DATED 12 OCT 94

PLUMBING PERMIT NO.

OWNER GEN. CONT.

ARCHITECT CARPENTER CONT.

PLUMBER MASON CONT.

LOCATION ZONING DISTRICT

SECTION 11 BLOCK 3 LOT 1

ITEM DATES OF INSPECTION

EXCAVATION: (CODE 53 - CERTIFICATE OF ORIGIN)

FOOTINGS: (FOOTING DRAINS) 2 April '95 - FTG. INSP. ADEQUATE
DEPTHS, GOOD BASE & SOILS, FORMED OK TO POUR
F.G.C.

12 May '95 - FRAMING INSP. 2X6
FOUNDATION WALLS: (SURVEY) CONSTRUCTION METHODS ALL WORK
CONSISTENT w/ APPROVED PLAN & TYPICAL CONSTR
PROCEDURES F.G.C.

19 May '95 ROOF INSP. R-19
ROUGH FRAMING: WALLS R-30 CEILINGS OK TO SHEET
ROOF OK F.G.C.

30 July '95 FINAL INSPECTION
OK TO ISSUE CO. F.G.C.

MISC. CONSIDERATIONS:

FINAL INSPECTION/CERTIFICATE OF OCCUPANCY:

D A V I D F R A T I A N N E
A R C H I T E C T

153 WEST 27TH ST #900B NY, NY 10001 P 212 691 9494 F 212 691 7877

Transmittal

Date: 06/13/02 105.17-1-15
To: **Kelly and John E. Ciulla**
Town of Mt. Pleasant, NY
ph.: 914.742.2306
fax: 914.769.3155
Cc: **Dorothy Treisman**
ph: 914.941.2059
fax: 914.762.7512
From: **David Fratianno, Architect**
ph: 212.691.9494
fax: 212.691.7877
Re: **Treisman Residence Renovation - FINAL SIGN OFFS**
715 Sleepy Hollow Road
Briarcliff Manor, NY
Via: FedEx

Dear Kelly/John:

See Underwriters sign-off certificates for both open projects at Ms. Treisman's property:

1. Addition to DeCrenza house
2. Construction of new garage

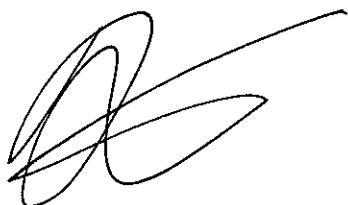
Address:

715 Sleepy Hollow Road
Briarcliff Manor, NY

Please review and schedule final walk-through for the town's sign-off. Please call Dorothy to schedule the walk through @ 914 941 2059 at your earliest convenience.

When all projects completed, please send Ms. Treisman final sign off letter(s) and update the C.O., thank you.

Best regards,



David

THE NEW YORK BOARD OF FIRE UNDERWRITERS

PAGE 1

3225052

BUREAU OF ELECTRICITY

40 FULTON STREET, NEW YORK, NY 10038

Date JUNE 06, 2002

Application No. on file 88043795/95

N 357332

THIS CERTIFIES THAT

only the electrical equipment as described below and introduced by the applicant named on the above application number is in the premises of

745 SLEEPY HOLLOW ROAD, BRICKVILLE, NY

in the following location:

was examined on JUNE 30, 1995

Basement

1st Fl

2nd Fl

Out

Section

Block

Loc

and found to be in compliance with the National Electrical Code.

FIXTURE OUTLETS	RECEPTACLES	SWITCHES	FIXTURES	RANGES	COOKING DECKS	Ovens	DISH WASHERS	EXHAUST FANS
AMT	AMT	AMT	INCANDESCENT FLUORESCENT	AMT	AMT	AMT	AMT	AMT
22	29	24	22					

DRYERS	FURNACE MOTORS	FUTURE APPLIANCE REEDERS	SPECIAL RECEPT	TIME CLOCKS	BELL	UNIT HEATERS	MULTI-OUTLET SYSTEMS	DIMMERS
AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT

SERVICE DISCONNECT	NO. OF	METER EQUIP.	NO. OF TYPE	120V	208V	240V	347V	NO. OF GND PER 15	NO. OF GND OF CC COND.	NO. OF HI-LEG	A.W.G. OF HI-LEG	NO. OF NEUTRAL	A.W.G. OF NEUTRAL
AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT	AMT

OTHER APPARATUS:

PADDLE FANS-4
PANELBOARDS-1 20 CIR. 125

G.F.C.I. 77

SMOKE DETECTOR-1

VELARDO ELECTRIC
203 BARNES STREET
OSSINING, NY 10562-1404

This certificate must not be altered in any manner; return to

DECREN 2A
HOUSE

GENERAL MANAGER

Filed by their credentials

BP# 15007

TOWN OF MOUNT PLEASANT

BUILDING DEPARTMENT

1 Town Hall Plaza, Valhalla, N.Y. 10595

(914) 742-2305

Application for

Plumbing

Permit

Receipt No.

416

Permit No.

3914

Date 4/7

19 95

Fee

\$23.

Telephone No. 941-2540

The undersigned hereby applies for a permit to do the following work:

Description of Work: New Fixtures. Total of 6
Kitchen sinks, (3) Bath, (2) fixtures

Domestic Water Main

Fire Line Service Main

Combination Fire and Domestic Service Main

New Work

Replacement

Overhaul

Sewer

Storm Sewer

Sprinkler

Number of fixtures to be installed or replaced

6

Is sewer connected to Streets Sewer or Septic Tanks? Septic Tank

Job Location 715 Sleepy Hollow Rd. Briarcliff Manor NY 10510
Street District

Section 11 Block 3 Lot 1

Owner Dorothy Triesman

Address 715 Sleepy Hollow Rd. Briarcliff NY
Street City State

Has the undersigned Licensed Plumber

Victor Allegane

It is agreed that all of the work described herein will be done by me or my employees according to the laws of the State of New York, the ordinances of the Town of Mt. Pleasant and the Westchester County Sanitary Regulations.

License No. 174

Signature Victor Allegane
Licensed Plumber

Bond Expires (Date)

Permit Issued by

Inspector

(Attach Sketch, Installation Drawings and or Plans)

AFFIDAVIT OF FINAL COST OF CONSTRUCTION
BUILDING DEPARTMENT - TOWN OF MOUNT PLEASANT
1 TOWN HALL PLAZA, VALHALLA, NEW YORK 10595
742-2305

Attachment
Be Genna to
be Genna to

STATE OF NEW YORK
COUNTY OF Westchester ss:

Date 5/14, 1987

ARLENE CHIULLI

Dorothy C. Treisman, being duly sworn, deposes and says:
(applicant or agent)

that he (she) is the applicant for agent of the applicant) named in the Application for Building Permit dated 12 OCT, 1994 relating to construction or other work to be performed on, or in connection with, the premises located at

715 Sleepy Hollow Rd - Briarcliff Manor, NY
that the estimated cost (is) (stated in said application was) Sixty thousand
strike out one

Dollars (\$ 60,000 ⁰⁰), *that the actual final cost of such construction or other work was Sixty thousand Dollars (\$ 60,000 ⁰⁰) and that the said construction or other work was performed in accordance with the applicable provisions of law.

*fill in on affidavit of final cost only

X Arlene M. Chiulli (A.C.)

X Dorothy C. Treisman (D.T.)
(applicant or agent)

Electric -
Curb Cut -
Plumbing -
Surveys -

Sworn to before me by ARLENE M. CHIULLI
this 21 day of 12/17 1987

Notary Public
ANDREW J. NATALE JR.
Notary Public, State of New York
No. 02 NA 8102105
Qualified in Westchester County
Commission Expires May 31, 1998

Permit No	<u>15007</u>	Must be Sworn to and Returned to Building Inspector before C.O. can be issued. Final Board of Health, Fire Underwriters and Plumbers, Certificates must accompany this affidavit.
Filed Cost	\$ <u>60,000.00</u>	<i>John E. Ciulla</i>
Final Cost	\$ <u>60,000.00</u>	<i>John E. Ciulla</i>
Additional Fee	\$ <u>5.00</u>	<i>John E. Ciulla</i>
C.O. Fee	\$ <u>5.00</u>	<i>John E. Ciulla</i>
Total Fee	\$ <u>5.00</u>	<i>John E. Ciulla</i>

6/16/97
Check
#3537

John E. Ciulla
Building Inspector
Town of Mount Pleasant

(Costs for the work described in the Application for Building Permit include the cost of all construction and other work done in connection therewith, exclusive of the cost of the land. If the final cost is less than the estimated cost stated in the Application for Building Permit, no portion of the fee paid upon the filing of the application will be refunded.)

D A V I D F R A T I A N N E
A R C H I T E C T
153 WEST 27TH ST #900B NY, NY 10001 P 212 691 9494 F 212 691 7877

Fax Memo

Date: 05/06/02
To: Kelly and John E. Clulla
Town of Mt. Pleasant, NY
ph.: 914.742.2306
fax: 914.769.3155
Cc: Dorothy Treisman
ph: 914.941.2059
fax: 914.762.7512
From: David Fratianni, Architect
ph: 212.691.9494
fax: 212.691.7877
Re: Treisman Residence Renovation - FINAL SIGN OFFS
715 Sleepy Hollow Road
Briarcliff Manor, NY
Pgs: 3 Total

Dear Kelly/John:

Per our conversation last week I believe we are signed off for the porch addition project to the main house, thank you.

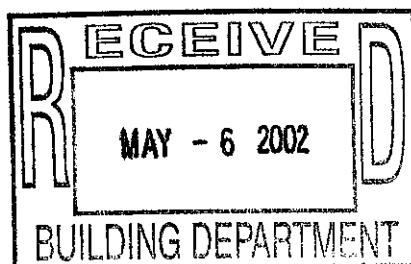
Concerning the new 4-car garage and the work done on the caretakers house, see attached the (2) Affidavit's of Final Cost for both projects. Mrs. Treisman thinks that these forms along with the Underwriters Electrical Sign Offs may have already been submitted to your office for processing. Please double-check and let me know if you find them. If you can't find the Underwriters information, we will have them out to complete the required sign off. We can then schedule a final inspection and complete the projects.

I look forward to hearing from you concerning the sign-offs, and files, etc.

Best regards,



David



Attachment to
DeCenza house

AFFIDAVIT OF FINAL COST OF CONSTRUCTION
BUILDING DEPARTMENT - TOWN OF MOUNT PLEASANT
1 TOWN HALL PLAZA, VALHALLA, NEW YORK 10595
742-2305

STATE OF NEW YORK
COUNTY OF Westchester ss:

Date 5/24, 1987

ARLENE CHIULLI

Dorothy C. Treisman
(applicant or agent)

that he (she) is the applicant for agent of the applicant) named in the Application for Building Permit dated 12 OCT, 1994 relating to construction or other work to be performed on, or in connection with, the premises located at

715 Sleepy Hollow Rd - Briarcliff Manor, NY
that the estimated cost (is) (stated in said application was) Sixty thousand
strike out one

Dollars (\$ 60,000.00);* that the actual final cost of such construction or other work was Sixty thousand Dollars (\$ 60,000.00) and that the said construction or other work was performed in accordance with the applicable provisions of law.

*fill in on affidavit of final cost only

x Arlene M. Chiulli

(4c)

x Dorothy C. Treisman

(D)

(applicant or agent)

Sworn to before me by Arlene M. Chiulli

this 24 day of May 1987

Electric -

Curb Cut -

Plumbing -

Surveys -

Notary Public
ANDREW J. NATALE JR.
Notary Public, State of New York
No. 02 NA 8102105
Qualified in Westchester County
Commission Expires May 31, 1996

Permit No 15007
Filed Cost \$ 60,000.00
Final Cost \$ 60,000.00
Additional Fee \$ _____
C.O. Fee \$ 5.00
Total Fee \$ 5.00

Must be Sworn to and Returned to
Building Inspector before C.O. can
be issued. Final Board of Health,
Fire Underwriters and Plumbers,
Certificates must accompany this
affidavit.

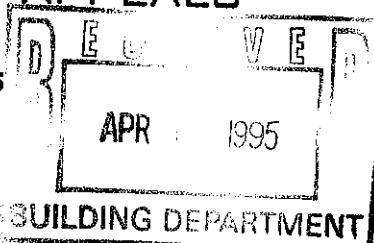
John E. Ciulla
John E. Ciulla
Building Inspector

Town of Mount Pleasant

(Costs for the work described in the Application for Building Permit include the cost of all construction and other work done in connection therewith, exclusive of the cost of the land. If the final cost is less than the estimated cost stated in the Application for Building Permit, no portion of the fee paid upon the filing of the application will be refunded.)

ACTION OF ZONING BOARD OF APPEALS

TOWN OF MOUNT PLEASANT
One Town Hall Plaza, Valhalla, New York 10595
(914) 769-8300



To Mr. Paul Martineau
..... Mr. John Ciulla, Bldg. Insp. ✓
..... Ms...Patricia Scova, Town Clerk
FILE

Re. ZBA Case No.

This is to certify that the following is a copy of the order duly made by the Zoning Board of Appeals in the matter of the appeal and application of Paul Martineau
affecting property known on Town Tax Assessment Maps as Sec. 11, Block 3 Lots 1 and located at 715 Sleepy Hollow Road, Briarcliff Manor, New York

....., which proceeding was commenced by Notice of Appeal dated December 13, 1994, and on which a hearing was held on March 9, 1995.

ORDERED:

WHEREAS, the above described premises constitute a legal above-standard parcel located in the R-40 zone, and

WHEREAS, the applicant seeks permission to construct a four (4) car garage for storage of family cars and maintenance equipment, and

WHEREAS, the three (3) existing two (2) car garages on the estate are fully utilized and additional space is required, and

WHEREAS, the proposed garage would be set back well within the estate, it would neither be visible from the road nor adversely impact any outside residents, and

WHEREAS, a precedent has been established with the Rockefeller property as to the existence of multi-bay garages.

NOW, THEREFORE, BE IT RESOLVED that this application be and the same hereby is granted.

This order was duly made by the Zoning Board of Appeals on the ninth day of March 1995.

DATE FILED IN
TOWN CLERK'S OFFICE

APRIL 14, 1995

TOWN OF MOUNT PLEASANT
ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS

Jack Baum

JACK BAUM

Chairman

MINUTES OF MEETING
ZONING BOARD OF APPEALS
TOWN OF MOUNT PLEASANT
MARCH 9, 1995

Meeting called to order at 8:00 p.m., One Town Hall Plaza, Valhalla, New York.

PRESENT: Chairman Baum, Mr. Egan, Mr. Collins, Mr. Novak, Mr. Kleva and Secretary Mrs. Maiden.

CASE NO: 95-11 Paul A. Martineau, 444 Bedford Rd., Pleasantville, N.Y. (App.) and Dorothy C. Treisman, 715 Sleepy Hollow Road, Briarcliff Manor, N. Y. (Owner).

The applicants were sworn in.

The affidavit of mailing and publication and the certified receipts were submitted to the secretary.

BAUM: Will both of you please state your name for the record.

MARTINEAU: Paul A. Martineau, 444 Bedford Rd., Pleasantville, N.Y. Attorney for Mrs. Treisman.

LESTOR: Charles Lestor, 23 Dellwood Ave., Dobbs Ferry, N.Y. Architect with the firm of LRM.

BAUM: We examined the property on Saturday and it is listed in the Town of Mount Pleasant as Section 11, Block 3, Lots 1. You propose to erect a 4 car garage. This is an R-40 zone. Can you tell me how many acres are in this parcel.

MARTINEAU: 41 acres.

BAUM: We drove all over the property and where the construction is taking place is way in the back of the land. There are two garages there now is that correct?

LESTOR: There are 2 garage bays in the adjoining cabana building that received a C.O. when the pool was built. The survey shows a location for a new 4 bay garage and architecturally we have done some sketches. This is a brand new building much in the same character of the mansion and the cabana building. It is a combination of stone and frame construction.

BAUM: What is going to be housed in this 4 car garage.

LESTOR: With the advent of technology and the fact that Mrs. Treisman has an onsite caretaker there is a need currently to house additional equipment purchased in the last 5 or 6 years. In addition Mrs. Treisman's son has 1

or 2 cars he could also park in the garage. So it will be a combination of equipment used within the estate and a personal use for Mrs. Treisman and her family.

BAUM: You are not here asking for any variances, the only reason you are here before us is for putting up a 4 car garage.

LESTOR: That is correct.

BAUM: You have a lot of land and there is no one to see the property except the owners.

MARTINEAU: It is a beautiful piece of property and, of course, we could have put up a 3 car garage without requesting a variance. John advise us that a 4 car garage was prohibited unless this Board grants a variance.

BAUM: I assume you can't live with three and that you need 4.

LESTOR: As I mentioned within the last 4 or 5 years the caretaker has put on all kinds of additional equipment required to keep the estate looking basically the way you saw it. In addition with Mrs. Triesman's son getting older, he now has a car and Mrs. Triesman has a car. The cost of building the extra bay right now is not a factor.

MARTINEAU: Mrs. Triesman's mother recently passed away. She was living up there and the main residence only has a 2 car garage and as you come in on the right the caretaker's house has a 2 car garage and the cabana has 2 bays which is stocked right now with pool equipment. Mrs. Triesman does plan to move up from Greenburgh to this particular property and live there. There are two people who take care of the house itself who also live there. There is a need for additional garage space and that is why we are here before you.

COLLINS: The way I read the Zoning Code is that the fact that the property already has 4 garages is in violation of the Zoning Code already. The way the section reads is that permitted accessory uses would be "private garages for one passenger vehicle per each 4,000 square feet of lot area except that a garage for more than 3 passenger vehicles shall be prohibited." Well we already have garage space for 4 vehicles.

MARTINEAU: I believe that we could actually put in 400 garages in there as you have 4,000 square feet per lot as there are 40 acres here and if you multiplied it out you would have 1,600,000 square feet.

BAUM: How long have those garages existed?

LESTOR: The house I believe was constructed and has a C.O. dating back to the 1930's. The cabana building has a separate

C.O. dating back to the 50's. The caretaker residence has a C.O. from 1974 which also required Zoning Board approval because (a) for the caretaker's residence and (b) I assume also because of the garage.

EGAN: There are garages to accommodate 4 cars already you say.

COLLINS: There are 4 bays existing and while I recognize that the parcel is much larger than an R-40 parcel technically the 4 bays exceeds the three that would be permitted under R-40 zoning.

BAUM: Unless they were grandfathered in.

MARTINEAU: I don't mean to get into a discussion with Mr. Collins, I can understand his point but the way I read the Ordinance it seems to me that 4,000 square feet can have one garage and if you have 8,000 you can have 2. They could build a 3 car garage right now without any approvals.

COLLINS: I don't think that is accurate, what I am saying is that you already 4 bays on that property so it is maxed out.

NOVAK: I think what Mr. Martineau is saying is that he could build 3 two-car garages.

EGAN: I don't see that as a problem according to my interpretation. It says a garage cannot exceed 3. So if you have 3 garages and 2 bays in each one you are within the law as I see it. The new one is not.

COLLINS: I don't think it would be permissible on a 4 acre lot I don't think it would be permissible for that lot to have 4 three-car garages. I don't think the section could be interpreted to permit that.

BAUM: I think this is such a large parcel of land, it is not the normal size we see in an R-40 zone and I don't feel it is going to interfere with any other neighbors from what I could see when we visited the property.

MARTINEAU: Mr. Lester tried to place the garages aesthetically and basically from the property onto Sleepy Hollow Road is more than a football field away and it is a heavily wooded sloping area.

EGAN: Does Mrs. Triesman have any thoughts about subdividing this property.

MARTINEAU: On that point the answer is no and I want to convey Mrs. Triesman's apologies to this Board. Her father is ill and that is why she is not here tonight. The way the will was prepared by the attorneys for her mother was that it basically gives the executor the right to sell the property and/or have it go into the

trust which was established for Mrs. Triesman who is the only daughter, the only distributee. So technically down the road the executors could, if they wished, sell the property. But for now she plans to live there and the way it is set up in the will, if they choose not to do anything about transferring it out of the family, any member of the family can continue to live there.

EGAN: I was just thinking down the road a way if it were subdivided. Then we would have a problem with all those garages.

MARTINEAU: Then we would have to come in and go before the Planning Board.

BAUM: Is there anyone in the audience who wants to be heard in favor of the application?

Is there anyone opposed?

(No one appeared in favor or opposition)

We will make a decision this evening.

DELIBERATIONS & RESOLUTION

BAUM: This is a parcel in the R-40 zone with 40+ acres of land. They propose to construct a four-car garage. Based on the testimony we understand that no neighbors that will be impacted because it such a large parcel. It will be a new building and will have 4 bays. The question before this Board is can you put in extra garages on property that already existed as there are garages on the property that were grandfathered as they prexisted the zoning.

COLLINS: Well I disagree with Mr. Martineau's interpretation of our zoning code which he says means that if the parcel is big enough you can build any number of garages even though there is already space for 4 vehicles. However, although this will technically create a total of 8 spaces on that property it is a 40 acre property. The plan shows a very attractively designed 4 car garage with a stone exterior. The nearest road is about 365' away which is Sleepy Hollow Road. The nearest home is the caretaker's cottage on the same property.

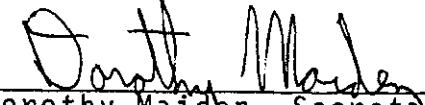
KLEVA: A precedent I think has been served with the Rockefeller property which has hundreds of garage bays.

NOVAK: I make a motion that based on the things discussed and its remoteness and the unlikely event that it is going to effect anyone I make a motion we approve this.

KLEVA: I second the motion.

Mr. Novak, Mr. Kleva, Mr. Egan and Mr. Collins voted in favor of the application.

I, DOROTHY MAIDEN, SECRETARY OF THE ZONING BOARD OF APPEALS TO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF THE MINUTES OF THE ZONING BOARD OF APPEALS MEETING OF MARCH 9, 1995.


Dorothy Maiden, Secretary
Zoning Board of Appeals

18159

D A V I D F R A T I A N N E
A R C H I T E C T
153 WEST 27TH ST #900B NY, NY 10001 P 212.691.9494 F 212.691.7877

Fax Memo

Date: 02/07/02
To: **John E. Ciulla**
Town of Mt. Pleasant, NY
ph.: 914.742.2306
fax: 914.769.3155
Cc: **Brenner Builders, Inc.**
Jan Corning
ph.: 914.763.0035
fax: 914.763.0036
Dorothy Treisman
ph: 914.941.2059
fax: 914.762.7512
From: **David Fratianne, Architect**
ph: 212.691.9494
fax: 212.691.7877
Re: **Treisman Residence Renovation - FINAL SIGN OFF**
715 Sleepy Hollow Road
Briarcliff Manor, NY
Pgs: 1 Total

Dear John:

Per the building permit for the main house addition at 715 Sleepy Hollow Rd, Briarcliff Manor, NY, the Owner would like to complete the final sign-off.

I believe Jan Corning @ Brenner Builders has submitted the 'Affidavit of Final Cost of Construction' for this work. Please confirm your receipt of this form. In addition, Brenner Builders will be contacting your office shortly to schedule the required final inspection. When the inspection is complete, if you could, please send me a copy of the final sign off letter for my files.

If you need any additional information for the sign-off, please feel free to give me a call. I look forward to working with you to complete this project.

Best regards,



David

FEB - 8 2002

B R E N N E R B U I L D E R S

P.O. Box 208
Larchmont New York 10538

18 Ebenezer Lane
Pound Ridge New York 10576

TEL 914.763.0035
FAX 914.763.0036

e-mail brenner@ix.netcom.com

August 2, 2001

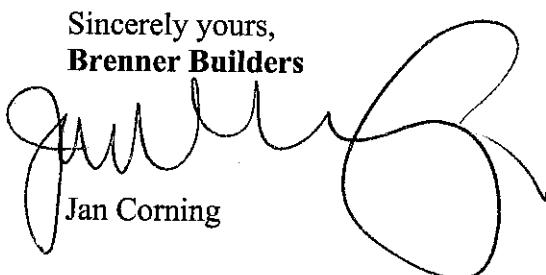
Building Department
Town of Mount Pleasant
1 Town Hall Plaza
Valhalla, NY 10595

Re: Treisman Residence, Permit #18159

To Whom It May Concern:

Attached find a copy of the as built survey for above mentioned residence. We request a final certificate of occupancy. Please call me if you have any questions or need anything further. I can be reached at (914) 763-0035.

Sincerely yours,
Brenner Builders


Jan Corning

Enclosure
Cc: Dorothy Treisman

*Underwater
Ceil.*



Home Office
One Nationwide Plaza
Columbus, OH 43215 2220

8159

CERTIFICATE OF INSURANCE

The company indicated below certifies that the insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance does not amend, extend, or otherwise alter the Terms and Conditions of Insurance coverage contained in any policy numbered and described below.

CERTIFICATE HOLDER:

DEPT OF BUILDING
TOWN OF MOUNT PLEASANT
1 TOWN HALL PLAZA
VALHALLA, NY 10595

INSURED:

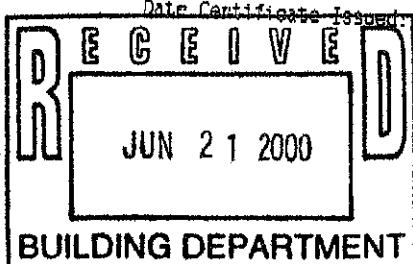
BRENNER BUILDERS &
ASSOCIATES
18 EBENEZER LN
POUND RIDGE, NY 10570-1308

TYPE OF INSURANCE	POLICY NUMBER & ISSUING CO.	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS OF LIABILITY (*LIMITS AT INCEPTION)
LIABILITY	66-AC-222692-3001 NATIONWIDE	07-05-99	07-05-00	Any One Occurrence..... \$ 2,000,000
<input checked="" type="checkbox"/> Liability and Medical Expense	PROPERTY &			Any One Person/Org \$ 2,000,000
<input checked="" type="checkbox"/> Personal and Advertising Injury	CASUALTY CO.			ANY ONE PERSON \$ 5,000
<input checked="" type="checkbox"/> Medical Expenses				Any One Fire or Explosion \$ 100,000
<input checked="" type="checkbox"/> Fire Legal Liability				General Aggregate* \$ 2,000,000
<input type="checkbox"/> Other Liability				Prod/Comp Ops Aggregate* . \$ 2,000,000
<hr/>				
AUTOMOBILE LIABILITY	66-BA-222692-3003	07-05-99	07-05-00	
<input checked="" type="checkbox"/> BUSINESS AUTO	NATIONWIDE MUTUAL INSURANCE CO.			Bodily Injury (Each Person) \$ (Each Accident) \$ Property Damage (Each Accident) \$ Combined Single Limit \$ 100,000
<input checked="" type="checkbox"/> Owned				
<input checked="" type="checkbox"/> Hired				
<input checked="" type="checkbox"/> Non-Owned				
<hr/>				
EXCESS LIABILITY				Each Occurrence \$
<input type="checkbox"/> Umbrella Form				Prod/Comp Ops/Disease Aggregate* \$
<hr/>				
<input checked="" type="checkbox"/> Workers' Compensation and	66-WC-222692-3002 Nationwide Property & Casualty Co.	07-05-99	07-05-00	STATUTORY LIMITS BODILY INJURY/ACCIDENT ... \$ 100,000 Bodily Injury by Disease EACH EMPLOYEE \$ 100,000 Bodily Injury by Disease POLICY LIMIT \$ 500,000
<input checked="" type="checkbox"/> Employers' Liability				

DESCRIPTION OF OPERATIONS/LOCATIONS
VEHICLES/RESTRICTIONS/SPECIAL ITEMS
FAX JAN 763-0036

Effective Date of Certificate: 07-05-1999
Date Certificate Issued: 06-21-2000

Authorized Representative: MCLEAN INSURANCE AGENCY
Countersigned at: 316 TITUSVILLE RD
POUGHKEEPSIE NY 12603





LAWS OF NEW YORK, 1998
CHAPTER 439

The general municipal law is amended by adding a new section 125 to read as follows:

§ 125. ISSUANCE OF BUILDING PERMITS. NO CITY, TOWN OR VILLAGE SHALL ISSUE A BUILDING PERMIT WITHOUT OBTAINING FROM THE PERMIT APPLICANT EITHER:

1. PROOF DULY SUBSCRIBED THAT WORKERS' COMPENSATION INSURANCE AND DISABILITY BENEFITS COVERAGE ISSUED BY AN INSURANCE CARRIER IN A FORM SATISFACTORY TO THE CHAIR OF THE WORKERS' COMPENSATION BOARD AS PROVIDED FOR IN SECTION FIFTY-SEVEN OF THE WORKERS' COMPENSATION LAW IS EFFECTIVE; OR

2. AN AFFIDAVIT THAT SUCH PERMIT APPLICANT HAS NOT ENGAGED AN EMPLOYER OR ANY EMPLOYEES AS THOSE TERMS ARE DEFINED IN SECTION TWO OF THE WORKERS' COMPENSATION LAW TO PERFORM WORK RELATING TO SUCH BUILDING PERMIT.

Implementing Section 125 of the General Municipal Law

1. General Contractors and Business Owners

For businesses listed as the general contractors on building permits, proof that they are in compliance with Section 57 of the Workers' Compensation Law (WCL) is ONE of the following forms that indicate that they are:

- ◆ insured (C-105.2 or U-26.3),
- ◆ self-insured (SI-12), or
- ◆ are exempt (C-105.21),

under the mandatory coverage provisions of the WCL. Any residence that is not a 1, 2, 3 or 4 Family, Owner-occupied Residence is considered a business (income or potential income property) and must prove compliance by filing one of the above forms.

2. Owner-occupied Residences

For homeowners of a 1, 2, 3 or 4 Family, Owner-occupied Residence, proof of their exemption from the mandatory coverage provisions of the Workers' Compensation Law when applying for a building permit is to file form BP-1(3/99).

- ◆ Form BP-1(3/99) shall be filed if the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is listed as the general contractor on the building permit, and the homeowner:
 - ◆ is performing all the work for which the building permit was issued him/herself,
 - ◆ is not hiring, paying or compensating in any way, the individual(s) that is(are) performing all the work for which the building permit was issued or helping the homeowner perform such work, or
 - ◆ has a homeowner's insurance policy that is currently in effect and covers the property for which the building permit was issued AND the homeowner is hiring or paying individuals a total of less than 40 hours per week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued.
- ◆ If the homeowner of a 1, 2, 3 or 4 Family, Owner-occupied Residence is hiring or paying individuals a total of 40 hours or MORE in any week (aggregate hours for all paid individuals on the jobsite) for the work for which the building permit was issued, then the homeowner may not file the "Affidavit of Exemption" form, BP-1(3/99), but shall either:
 - ◆ acquire appropriate workers' compensation coverage and provide appropriate proof of that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit (the C-105.2 or U-26.3 form), OR
 - ◆ have the general contractor, (performing the work on the 1, 2, 3 or 4 family, owner-occupied residence (including condominiums) listed on the building permit) provide appropriate proof of workers' compensation coverage, or proof of exemption from that coverage on forms approved by the Chair of the NYS Workers' Compensation Board to the government entity issuing the building permit.

THE NEW YORK BOARD OF FIRE UNDERWRITERS

3015153

BUREAU OF ELECTRICITY

40 FULTON STREET, NEW YORK, NY 10038

Date

OCTOBER 16, 2001

Application No. on file

307244900/00

N 572896

THIS CERTIFIES THAT

only the electrical equipment as described below and introduced by the applicant named on the above application number is in the premises of
in the following location; Basement 1st Fl. 2nd Fl. GAR/OUT

Section Block Lot
PERMIT NO. 55348910501703010150
was examined on SEPTEMBER 26, 2001 and found to be in compliance with the National Electrical Code.

FIXTURE OUTLETS		RECEPTACLES		SWITCHES		FLUORESCENT		INCANDESCENT		FUTURE APPLIANCE FEEDERS		SPECIAL REC PT.		RANGES		COOKING DECKS		OVENS		DISH WASHERS		EXHAUST FANS	
AMT.	K.W.	AMT.	H.P.	AMT.	GAS	AMT.	H.P.	AMT.	NO.	A. W. G.	AMT.	AMT.	AMT.	K.W.	AMT.	K.W.	AMT.	K.W.	AMT.	H.P.	AMT.	H.P.	
53	72	35	45	8														1	3.6	1	1.2	1	F

DRYERS		FURNACE MOTORS		FUTURE APPLIANCE FEEDERS		SPECIAL REC PT.		TIME CLOCKS		BELL		UNIT HEATERS		MULTI-OUTLET SYSTEMS		DIMMERS	
AMT.	K.W.	AMT.	H.P.	AMT.	NO.	A. W. G.	AMT.	AMT.	AMPS.	TRANS.	AMT.	H.P.	AMT.	NO. OF FEET	AMT.	WATTS	

SERVICE DISCONNECT		NO. OF METER EQUIP.		NO. OF CC COND. PER 6		A.W.G. OF CC COND.		NO. OF HI-LEG		A.W.G. OF HI-LEG		NO. OF NEUTRALS		A.W.G. OF NEUTRAL	
AMP.	TYPE	1 @ 2W	1 @ 3W	3 @ 3W	3 @ 4W	NO. OF CC COND.	OF HI-LEG	NO. OF HI-LEG	OF HI-LEG	NO. OF NEUTRALS	OF HI-LEG	NO. OF NEUTRALS	OF HI-LEG	NO. OF NEUTRALS	OF HI-LEG
2	200	CB	1	X		3	20			1		2		3/0	

OTHER APPARATUS:		200 AMP AUTOMATIC TRANSFER SWITCH-1		25 KVA GENERATOR-1		PADDLE FANS-3		MOTORS: 2-F. H.P.		PANELBOARDS: 1-23 CIR.		200, 1-5 CIR. 80		DISPOSAL: 1-F. K.W.	
AMT.	K.W.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.

200 AMP AUTOMATIC TRANSFER SWITCH-1		25 KVA GENERATOR-1		PADDLE FANS-3		MOTORS: 2-F. H.P.		PANELBOARDS: 1-23 CIR.		200, 1-5 CIR. 80		DISPOSAL: 1-F. K.W.		G.F.C.I.-17	
AMT.	K.W.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.	AMT.	H.P.

<<< Continued on Page 2 >>>

RECEIVED
OCT 19 2001

BUILDING DEPARTMENT

Dennis L. Dunn



GENERAL MANAGER

This certificate must not be altered in any manner; return to the office of the Board if incorrect. Inspectors may be identified by their credentials.
COPY FOR BUILDING DEPARTMENT. THIS COPY OF CERTIFICATE MUST NOT BE ALTERED IN ANY MANNER.

Per _____

Page 1
18/57

THE NEW YORK BOARD OF FIRE UNDERWRITERS

3015159

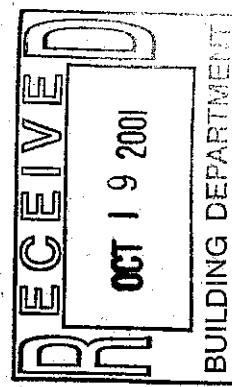
BUREAU OF ELECTRICITY

Date OCTOBER 16, 2001 Application No. on file 30744900/00
PERMIT NO. 55348910501760/10150

THIS CERTIFIES THAT only the electrical equipment as described below and introduced by the applicant named on the above application number is in the premises of

DOROTHY TREESMAN, 715 SLEEPY HOLLOW ROAD, BRIARCLIFF MANOR, NY
in the following location: Basement 1st Fl. 2nd Fl. GAR/OUT
was examined on SEPTEMBER 26, 2001 and found to be in compliance with the National Electrical Code.

Fixture Outlets	Fixtures			Future Appliance Feeders			Ranges			Cooking Decks			Ovens			Dish Washers			Exhaust Fans		
	Receptacles	Switches	Incandescent Fluorescent	Other	AMT.	K.W.	AMT.	K.W.	AMT.	K.W.	AMT.	K.W.	AMT.	K.W.	AMT.	K.W.	AMT.	H.P.			
DRYERS																					
AMT. K.W. H.P.	Oil	H.P.	GAS	H.P.	AMT.	NO.	A. W. G.	AMT.	AMP.	AMT.	AMP.	AMT.	AMP.	AMT.	AMP.	AMT.	AMP.	H.P.			
SERVICE DISCONNECT	NO. OF METER EQUIP.	1 @ 2W	1 @ 3W	3 @ 3W	3 @ 4W	NO. OF CC COND. PER @	A. W. G. OF CC COND.	NO. OF HI-LEG OF CC COND.	NO. OF HI-LEG	A. W. G. OF HI-LEG	NO. OF NEUTRALS	A. W. G. OF NEUTRAL	NO. OF NEUTRALS	A. W. G. OF NEUTRAL	NO. OF NEUTRALS	A. W. G. OF NEUTRAL	NO. OF NEUTRALS	A. W. G. OF NEUTRAL			
AMT. AMP. TYPE																					
OTHER APPARATUS:																					



A-AMP ELECTRIC CORP.
39 CREST DRIVE
YORKTOWN HEIGHTS, NY, 10598-6417

LIC. #E-512

Daniel L. Rose
GENERAL MANAGER

Per _____
This certificate must not be altered in any manner; return to the office of the Board if incorrect. Inspectors may be identified by their credentials.
COPY FOR BUILDING DEPARTMENT: THIS COPY OF CERTIFICATE MUST NOT BE ALTERED IN ANY MANNER.

139

PRE-DATE LETTER REQUEST

BUILDING DEPT. TOWN OF MT. PLEASANT
1 TOWN HALL PLAZA
VALHALLA, NY. 10595

DATE: 2/3/20

APPLICATION # 20-0294

OWNER INFO:

NAME 715 Sleepy Hill LLC

ADDRESS 715 Sleepy Hollow Rd.

S/B/L 105, 17-1-15

PHONE#: 914 953 6010

REQUESTEE INFO:

NAME DAVID TURNER

ADDRESS 22 Village Gen. Bedford
NY 10506

PHONE# 914 953 6010

REQUIREMENTS

1. COPY OF UPDATED SURVEY
2. SECTION BLOCK AND LOT, STREET ADDRESS, OWNERS NAME
3. ADDRESSEE FOR THE LETTER
4. \$100 DOLLAR FEE



SURVEY VERIFICATION

BUILDING DEPARTMENT

March 2, 2020

Sleepy Hill LLC
P.O. Box 68
Westport, Ct. 06881

Re: 715 Sleepy Hollow Rd.
Briarcliff, NY. 10514
Sec: 105.17 Blk: 1 Lt: 15

Dear Sleepy Hollow LLC,

According to a survey submitted to this office prepared by Stephen T. Johnson P.L.S. dated November 15, 2017 an exterior and interior inspection of premises done on February 24, 2020 revealed the following:

A legal lot(36.826 acres +/-) with a 2 story, single family dwelling with a 2 Car Garage attached, Swimming Pool, Pool House w/ 1 Car Garage attached, Tennis Court and a 4 Car Garage Detached.

Main House

Basement – Unfinished

1st Flr. – Kitchen, Butler Pantry, Staff Quarters, Dining Room, Living Room w/ Fireplace, Powder Room, Sunroom, Screened Porch, Mud Room

2nd Flr. – Master Bedroom w/ Fireplace, Sitting Room and Master Bathroom, Bedroom w/ Bathroom and Exercise Room, Bedroom w/ Bathroom, 2 Bedrooms, Hall Bath, Laundry Room

Attic – Unfinished .

Care Takers Cottage – 1 ½ Story Residence, 2 Car Garage Attached, and a Shed

1st Flr – 4 Bedrooms, Living Room, Kitchen, Dining Room, Family Room, 2 Bathrooms, Screened Porch

2nd Flr. – 2 Bedrooms, Full Bathroom

The residence / property is located in an R-40 Zone may continue to be used in its current use classification. The following Building Permits, Certificates of Occupancies, or certificates of Compliance are on record:

C.O. #13868	DATED 8/1/02 - ADD NEW (4) CAR GARAGE. ZONING BOARD APPROVED 3/9/1995 #95-11.
C.O. #13867	DATED 8/1/02 - EXTENSION/ALTERATION OF EXISTING CARETAKERS DWELLING TO A SINGLE FAMILY DWELLING.
C.O. #13759	DATED 10/21/02 - ADDITION, INTERIOR ALTERATIONS, NEW SCREENED PORCH, STUDY, AND EXERCISE ROOM
C.O. #4589	DATED 12/11/74 - CARE TAKER COTTAGE
PERMIT #56-188	DATED 6/8/56 - ADD TO EXISTING PLAYHOUSE TO BE USED AS DRESSING ROOMS
PERMIT #56-9	DATED 1/23/56 - SWIMMING POOL
PERMIT #53-9	DATED 1/19/53 - DWELLING ALTERATIONS AND ADDITION TO EXISTING DWELLING
PERMIT #45-52	DATED 11/8/45 - GARAGE AND STORAGE
PERMIT #37-41	DATED 6/14/37 - ONE FAMILY DWELLING
PERMIT #-----	DATED 5/18/1929 - ONE FAMILY DWELLING

The information provided to this Department and our policy regarding old building permits for which we no longer maintain any files, is as follows: no further Certificates of Occupancy or Certificates of Compliance are required. There are no known violations on record for the premises.

If there are any further questions regarding this matter, please do not hesitate to contact my office.

Sincerely,

Joseph Bregante
Building Inspector

JB:bpd

PROPERTY RECORD CARD

TOWN OF MOUNT PLEASANT, N. Y.

Briarcliff Manor

ADDRESS OF PROPERTY M:	SLEEPY HOLLOW RD.		
PROPERTY NO:	1	36-76	RI
CULLMAN	20000	45000	G 45000
PROPERTY INFORMATION			
LAND COST	RENT	STREET	CLASSIFICATION
BLDG. COST	EXPENSE	PAVED	BUILDING SITE
SALE PRICE	NET RENT	SEMI-IMPROVED	WOODED
LAND	%	DIRT	WASTE LAND
BLDG.	%	SIDEWALK	
TOTAL		CURB	
ASSESSORS REMARKS			
LAND COST	SEWER	FRONTAGE	DEPTH
BLDG. COST	GAS	UNIT PRICE	DEPTH
SALE PRICE	ELECTRICITY		FACTOR
LAND	UTILITIES		
BLDG.			
TOTAL			
TOPOGRAPHY			
LAND COST	LEVEL		
BLDG. COST	HIGH		
SALE PRICE	LOW		
LAND	ROLLING		
BLDG.	SWAMPY		
TOTAL			
TOTAL VALUE LAND			
TOTAL VALUE BUILDINGS			
TOTAL VALUE LAND & BUILDINGS			
UNFIN. BLDG.			
GENERAL 240 FT. L. GAR. ADDRS. OWNER			
ASSESSMENT RECORD			
BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY			
DATE	PERMIT NO.	LAND	BUILDINGS
TYPE BLDG.	NO. STORIES	TOTAL	EXEMPTIONS
TYPE CONSTR. UTILITY	NO. FAMILIES	34,500	61,200
ROOMS		30,000	45,000
BMT.	1ST	12,500	23,500
REC. RM.	3rd	210	210
SIZE BLDG.	W	28,500	37,500
TOTAL S.	sq. ft. @	28,500	45,200
	cu. ft. @		73,700
COST OF CONSTR.			
C.O. ISSUED NO.			
HOODS 6100-1000 LAYER SCRE. FORK, STUDY, EXTERNA 2nd Story addition over porch 1000.000			

COLE-LAYER-TRUMBLE - DAYTON, OHIO

1000.000

CARD NO. 404

PROPERTY RECORDED CABB

ADDRESS OF PROPERTY 715 SLEEPY Hollow RD

T. CUTTERMAN

PROPERTY RECORD CARD
TOWN OF MOUNT PLEASANT, N. Y.

BUILDING RECORD

OCCUPANCY		CONSTRUCTION		GRADE & FLOOR		FLOOR PLAN AND SKETCH	
HOUSE	ROOMS	BASE	WALL	GRADE	FLOOR	PLAN	SKETCH
SINGLE FAMILY	ROOMING HOUSE	1	1	1	1	1	1
TWO FAMILY	ROOMING HOUSE	1	1	1	1	1	1
APARTMENTS	ROOMING HOUSE	1	1	1	1	1	1
JONES	INDUSTRIAL	1	1	1	1	1	1
OFFICES	INDUSTRIAL	1	1	1	1	1	1
COMM. GARAGE	INDUSTRIAL	1	1	1	1	1	1
CONSTRUCTION		FLOORS		GRADE & FLOOR		FLOOR PLAN AND SKETCH	
FOUNDATION		1	2	GRADE	FLOOR	PLAN	SKETCH
CONCRETE	CEMENT	1	1	1	1	1	1
CONCRETE BLOCK	CEMENT	1	1	1	1	1	1
BRICK OR STONE	EARTH	1	1	1	1	1	1
PIERS	PINE	1	1	1	1	1	1
BASEMENT AREA	HARDWOOD	1	1	1	1	1	1
BASEMENT FULL	ASPH. TILE	1	1	1	1	1	1
1/4 1/2 2/3 3/4							
NO. BASEMENT	ATTIC STAIRS & FLOOR	1	1	1	1	1	1
WALLS	WOOD & IRON	1	1	1	1	1	1
NARROW SIDING	WALLS	1	1	1	1	1	1
WIDE SIDING	FINISH	1	1	1	1	1	1
DROP SIDING	PINE	1	1	1	1	1	1
WOOD SHINGLES	HARDWOOD	1	1	1	1	1	1
ASPHALT SHINGLES	PAPER	1	1	1	1	1	1
ASBESTOS SHINGLES	DRYWALL	1	1	1	1	1	1
STUCCO ON FRAME	PINE PANEL	1	1	1	1	1	1
STUCCO ON MASONRY	UNFINISHED	1	1	1	1	1	1
BRICK VENEER	FH. BMTL	1	1	1	1	1	1
BRICK ON MASONRY	FIN. ATIC	1	1	1	1	1	1
STONE VENEER	FIREPLACE	1	1	1	1	1	1
STONE OR MASONRY	HEATING	1	1	1	1	1	1
HOLLOW TILE	FLOOR SURFACE	1	1	1	1	1	1
CONC. OR CIND. BLOCK	PIPELESS SURFACE	1	1	1	1	1	1
ARTIFICIAL STONE	NO. AIR FURNACE	1	1	1	1	1	1
	FORCED AIR FURNACE	1	1	1	1	1	1
ROOFING	STEAM	1	1	1	1	1	1
ASPHALT SHINGLES	HOT WATER OR VAPOR	1	1	1	1	1	1
WOOD SHINGLES	AIR CONDITIONING	1	1	1	1	1	1
ASBESTOS SHINGLES	RADIANT HEATING	1	1	1	1	1	1
SLATE	UNIT HEATERS	1	1	1	1	1	1
TILE	AUTO. BURNER	1	1	1	1	1	1
METAL	NO HEATING	1	1	1	1	1	1
COMPOSITION	SWIM POOL	1	1	1	1	1	1
ROLL ROOFING	PLUMBING	1	1	1	1	1	1
FLOOR CONSTR.	BATHROOM	1	1	1	1	1	1
WOOD JOIST	TOILET ROOM	1	1	1	1	1	1
	SPAL. SHOWER	1	1	1	1	1	1
STEEL JOIST	WATER CLOSET	1	1	1	1	1	1
MILL TILES	LAUNDRY	1	1	1	1	1	1
CEM. CONCRETE	KITCHEN SINK	1	1	1	1	1	1
	NO BURNING	1	1	1	1	1	1
	DATE INSPECTED	1	1	1	1	1	1
	REVIEWED	1	1	1	1	1	1
	CHEKED	1	1	1	1	1	1
	HEARINGS	1	1	1	1	1	1
	TOTAL VALUE	1	1	1	1	1	1

**Town of Mt. Pleasant
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2305**

Receipt for Payment

Payor:

SLEEPY HILL LLC
P.O. BOX 68

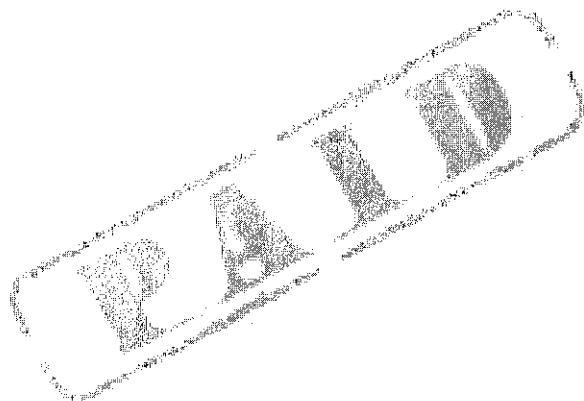
WESTPORT CT 06881

Reference: **Parcel ID:** 105.17-1-15
Addr: 715 SLEEPY HOLLOW RD
Owner: SLEEPY HILL LLC
Appl No.:
Permit No.:

Date	Fee	Receipt No.	Check No.	Amount
1/30/2020	SVL	20-0294	142	\$100.00
				TOTAL: \$100.00

SURVEY VERIFICATION

TOTAL: \$100.00



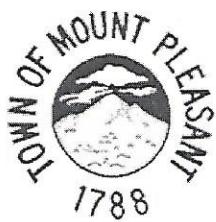
This is a receipt for payment of fees. This is not a building permit.

Date Printed: 1/30/2020



Town of Mt. Pleasant

One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2305



NOTICE OF VIOLATION

To: MEADOWS AT BRIARCLIFF LLC
17 SAW MILL RIVER ROAD
HAWTHORNE, NY 10532

Issue Date: 7/14/2021

SBL: 105.17-1-15

Location: 715 SLEEPY HOLLOW RD

You are hereby informed that there exists a violation at the location described above in that the above named individual(s) did commit or allow to exist the following offense: Outdoor Swimming Pools Barrier.

The above noted condition is in direct violation of: PMCNYS Sec 303.3 - Outdoor Swimming Pools Barrier

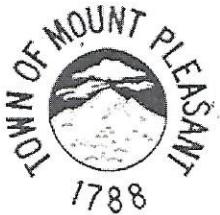
Observations: SITE INSPECTION ON 7/14/21 OBSERVED SWIMMING POOL WITHOUT
REQUIRED BARRIER

YOU ARE THEREFORE ORDERED AND DIRECTED to comply with the law immediately and to remedy the conditions above mentioned forthwith and an inspection shall be performed on or before: 7/16/2021.

If you contend that there is no violation, you must notify this office in writing before the above noted reinspection date. This notice must stipulate the specific reasons why the above indentified condition is not a violation.

Failure to respond and/or remedy the conditions aforesaid and to comply with applicable provisions of law may constitute an offense punishable by fine or imprisonment of both.

Joe Bregante
JOE BREGANTE
BUILDING INSPECTOR



Town of Mt. Pleasant
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2305



NOTICE OF VIOLATION

Issue Date: 7/14/2021

To: MEADOWS AT BRIARCLIFF LLC
17 SAW MILL RIVER ROAD
HAWTHORNE, NY 10532

SBL: 105.17-1-15

Location: 715 SLEEPY HOLLOW RD

You are hereby informed that there exists a violation at the location described above in that the above named individual(s) did commit or allow to exist the following offense: ACCESSORY APARTMENT.

The above noted condition is in direct violation of: TMP 218-36(B) - ACCESSORY APARTMENT

Observations: SITE INSPECTION ON 7/14/21 MULTIPLE TENANTS REPORTED THEY ARE RENTING TWO SEPARATE APARTMENTS IN SINGLE FAMILY DWELLING

YOU ARE THEREFORE ORDERED AND DIRECTED to comply with the law immediately and to remedy the conditions above mentioned forthwith and an inspection shall be performed on or before: 7/26/2021.

If you contend that there is no violation, you must notify this office in writing before the above noted reinspection date. This notice must stipulate the specific reasons why the above identified condition is not a violation.

Failure to respond and/or remedy the conditions aforesaid and to comply with applicable provisions of law may constitute an offense punishable by fine or imprisonment of both.

Joe Bregante
JOE BREGANTE
BUILDING INSPECTOR



Town of Mt. Pleasant
One Town Hall Plaza
Valhalla, NY 10595
(914) 742-2305



NOTICE OF VIOLATION

To: MEADOWS AT BRIARCLIFF LLC
17 SAW MILL RIVER ROAD
HAWTHORNE, NY 10532

Issue Date: 7/14/2021

SBL: 105.17-1-15

Location: 715 SLEEPY HOLLOW RD

You are hereby informed that there exists a violation at the location described above in that the above named individual(s) did commit or allow to exist the following offense: WORKING WITHOUT PERMITS.

The above noted condition is in direct violation of: TMP - 68-7 A - WORKING WITHOUT PERMITS

Observations: SITE INSPECTION ON 7/14/21 TENANTS REPORTED WORK BEING DONE ON
POOL HOUSE WITHOUT REQUIRED PERMITS

YOU ARE THEREFORE ORDERED AND DIRECTED to comply with the law immediately and to remedy the conditions above mentioned forthwith and an inspection shall be performed on or before: 7/26/2021.

If you contend that there is no violation, you must notify this office in writing before the above noted reinspection date. This notice must stipulate the specific reasons why the above identified condition is not a violation.

Failure to respond and/or remedy the conditions aforesaid and to comply with applicable provisions of law may constitute an offense punishable by fine or imprisonment of both.

Joe Bregante
JOE BREGANTE
BUILDING INSPECTOR



BUILDING DEPARTMENT

To: Chairman McLaughlin and Members of the Planning Board
CC: Patrick Cleary, Dave Smyth
From: Sal Pennelle, Building Inspector
Re: 715 Sleepy Hollow Road, Briarcliff Manor
Date: July 23, 2021

The Building Department recently received several complaints regarding conditions at 715 Sleepy Hollow Road in Briarcliff Manor. Upon a site visit on July 14, 2021 the below violations were issued:

Property Maintenance State Code - Existing Pool ~~without the required safety fencing~~.
Town Code - ~~Multiple tenants renting~~ several apartments in a single family dwelling.
State Code - ~~Working without a permit~~.

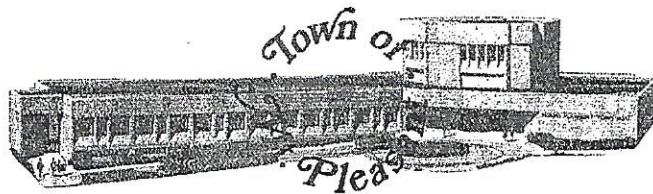
I understand this address has an active subdivision application before your Board, all violations on the property are to be brought to conformity before the review process can continue with your Board.

The Building Department will continue to follow up on the existing violations and keep your Board informed of the progress. Working without a permit is one of the highest offences and has the potential to create extremely dangerous situations for the Town and its residents. The Town takes great offence to these actions and will continue to monitor the situation with great scrutiny.

I recommend this offence weigh heavily in the review process of their subdivision application when they return to your Board.

Thank you,

Sal Pennelle, Building Inspector



Joseph Bregante
Building Inspector

To: Chairman McLaughlin and Members of the Planning Board
CC: Patrick Cleary, Dave Smyth
From: Joe Bregante, Building Inspector
Re: 715 Sleepy Hollow Road, Briarcliff Manor
Date: September 15, 2021

Below is an update regarding the violations issued to the parcel at 715 Sleepy Hollow Road, Briarcliff Manor as communicated to you by correspondence from Sal Pennelle dated July 23, 2021.

Follow up inspections were conducted for each of the violations on record. It was found that the applicant remedied the circumstances and the violations were closed on August 12, 2021. There are no current violations on record for this parcel.

Please contact me if you need further information

Thank you,

Joe Bregante
Joe Bregante, Building Inspector

Overview

Building Department

Console

Charges / Payments

Reports

View

Help



Building Department

Recent Parcels

Building Dept. Reference

Companies/Contacts

Send a Note

Codes

Parcel

Stop Work Order

Fee Calc.

Print

Portable

Tables

* Maps

Help

105.17-1-15 MEADOWS AT BRIARCLIFF LLC - 715 SLEEPY HOLLOW RD

Pictures (1)

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105-17 Blk. / Lot 15 Z-Permit No. 00-081

WINTER TREESMAN
B—Permit No. 18159

Applicant _____
Sch. Dist. No. _____

1. 16-16-90-2000 (P-40)

Q. Insp. G. Insp.
Denied APP. PLUMBING

(Granted App.) SEWER

ard of App. Denied App. C. OFF 13769 4-22-4

113 See *111* above, *see 111, 110228*

lure ADDITION IN WHICH HE ELAINS HIS NEW SICKEN

marks BEECH, Sycamore & EXERCISE Room

SC. 165,17 Blk. Lot 5 Z-Permit No.

Walter Treisman, Dorothy B—Permit No.

Sch. Dist. No. _____

Ground App.	Zone
-------------	------

dg. Insp. Denied App. PLUMBING

Granted App.)
SEWER

ward of App. Denied App. C. O.

卷之三

Hans Christian Andersen 100

15 Sleeps until Birth

Storage - 1993 (1993) higher 118-127 (1)

marks zoning

C 11

Sec.	Blk.	Lot	Z-Permit No.
Dorothy Neumann			94-14
Owner	Applicant		B-Permit No.
		Sch. Dist. No.	5007
Bldg. Insp.	Granted App. Denied App.	Y0-12-97 Long R-40 PLUMBING	
Board of Ap.	Granted App. Denied App.	SEWER C. O.	
Value \$ 60,000 - 00			
Location 715 Deep Green Rd., Brusiloff			
Nature of Work. of Existing Condition			
Remarks Dwelling			
Sec. 105.17 Blk. 3 Lot 15 Z-Permit No. 94-144			
Owner Dorothy Neumann		B-Permit No. 5152	
Applicant	Sch. Dist. No.		
Bldg. Insp.	Granted App. Denied App.	3/20/95 Zone L-40 12/13/94 PLUMBING SEWER	
Board of Ap.	Granted App. Denied App.	C. O. 13868	
Value \$ 50,000.			
Location 715 Deep Green Rd., Brusiloff, Mea.			
Nature half of 2 car garage.			
Remarks Remove garage for addition (4) car spaces, same garage (4) already house (4) vehicles.			

7. Blk. 3 Lot 1 Permit No. 56-1
Susan T. Cullman owner

Applicant The Kanson Co.

dg. Insp. { Granted Application X. June 8th, 1956
Denied Application No. 89

dg. Insp. { Granted Application No. 89
Denied Application No. 89

oard of Appeals { Granted Application No. 89
Denied Application No. 89
alue: \$6000.00
E/S Old Sleepy Hollow Rd., Pleasantville
ocation Add. to existing playhouse to be used
ature dressing room
marks

ec. 11 Blk. 3 Lot 1 Permit No. 53-9
owner Susan L. Cullman No. 115

Applicant

dg. Insp. { Granted Application X. January 19, 1953
Denied Application No. 1620

dg. Insp. { Granted Application No. 1620
Denied Application No. 1620

alue: \$2000.00
E/S of Old Sleepy Hollow Road
ocation dwelling-alteration & addition to exit
ature dwelling
marks

Blk. 3 Lot 1 Z-Permit No. 74-2
Cullman B-Permit No. 74-3
Sch. Dist. No. 40

Applicant

dg. Insp. { Granted APP. No. 8974
Denied APP. No. 8974

oard of Appeals { Granted APP. No. 8974
Denied APP. No. 8974

alue: \$5,000.
E/S Sleepy Hollow Rd., Pleasantville,
ocation Swimming Pool
ature

Applicant S/S Sleepy Hollow Rd., Pleasantville,
ture Oneother Contrary
marks

sc. Blk. 3 Lot Permit No. 32
Owner J. F. Culmann 3rd Year for John C.

Applicant John F. Fausenby & Cherrytree

ldg. Insp. } Granted Application
Card of Appeals } Denied Application

Card of Appeals } Granted Application
Denied Application

alve 1/200

Location

ature One family residence

emarks

P. # 37-41

June 14, 19

sc. 11 Blk. 3 Lot 1 Permit No. 45-5

wner Susan P. Culmann

pplicant Kalmowitz Constr. Co.

ldg. Insp. } Granted Application X 4/8/45

Card of Appeals } Denied Application

Card of Appeals } Granted Application No 20

Denied Application

alve \$5250.00

Location East Sleepy Hollow Rd

ature One family dwelling

emarks

sc. Blk. 3 Lot Permit No. 32
Owner John C. Brown 3rd Year for John C.

Applicant John C. Brown

ldg. Insp. } Granted Application
Card of Appeals } Denied Application

Card of Appeals } Granted Application
Denied Application

alve

Location

ature One family dwelling

emarks



TOWN OF MOUNT PLEASANT SUBDIVISION APPLICATION INSTRUCTIONS



The Town of Mount Pleasant Planning Board meetings are held twice a month, on the first Thursday and third Monday, at 8:00 PM at the Town Hall, One Town Hall Plaza, Valhalla, NY.

The submission deadline is 21 days prior to the Planning Board meeting. New subdivision applications that have been deemed complete will be placed on the agenda in the order they are received.

Pre-Submission:

Prior to the formal submission of the subdivision, a pre-submission conference may be conducted with the Town Planning Consultant. This conference will serve to educate the applicant on the process he/she must follow, clarify the information required to submit a complete subdivision application, and to highlight any specific areas of concern. You may arrange a pre-submission conference through the Planning Board Secretary at (914) 742-2327.

Submission Requirements:

At least 21 days prior to the Planning Board meeting, the subdivision application shall be submitted to the Planning Board Secretary as follows:

10 collated sets of the application package and a CD in .pdf format that includes all submitted materials. All subdivisions shall be signed, sealed and folded with the title box legible. The application package shall include:

- Subdivision and supporting plans, as established during the pre-submission conference.
- Subdivision application form signed and notarized.
- SEQR Environmental Assessment Form.
- All supplemental studies, reports, plans and renderings.
- Copy of the current deed.
- Copies of all easements, covenants and restrictions.
- The appropriate fee, determined from the attached fee schedule.
Make checks payable to the *Town of Mount Pleasant*.
- An escrow account must be established per Sec. 218-108 G. (2) for professional consultant review.
Make checks payable to the *Town of Mount Pleasant*.

Applications determined to be incomplete with respect to the Town of Mount Pleasant Subdivision Regulations, will not be placed on the Planning Board agenda. No subdivision will be considered for approval without first being certified as complete.

Subdivision Plan Components:

Subdivisions shall be prepared in conformance with §A227-15 (Preliminary Plat) and §A227-16 (Final Plat) of the Town of Mount Pleasant Subdivision Regulations, and unless specifically waived during the pre-submission conference, shall include the following:

Subdivision Plat Mapping Requirements:

1. Title Block
2. Plan date and revisions
3. Scale and north arrow
4. Professional seal
5. Key map.
6. Site survey.
7. Boundaries of surrounding properties and adjacent subdivisions
8. Other boundary lines (municipal, districts, etc.) as required.
9. Topographic contours (2 feet intervals)
10. Existing site conditions, including all principal and accessory structures.
11. Other rights-of-way and easements on the subdivision and within 200 feet of its boundaries
12. All drainage facilities on the subdivision and within 200 feet of its boundaries
13. All utility structures on the subdivision and within 200 feet of its boundaries
14. All marshes, lakes, ponds, streams, wetlands, land subject to periodic or occasional flooding and similar features on the subdivision and within 200 feet of its boundaries
15. Wooded areas and single trees with a diameter of eight (8) inches or more measures three (3) feet above the base of the trunk.
16. Tree Protection, Preservation & Reforestation Plan (Chapter 201)
17. Steep Slope Map
18. Proposed Street layout
19. Proposed Lot Layout
20. Proposed stormwater drainage system and SWPPP as required.
21. Proposed sanitary sewer plan
22. Integrated Plot Plan

Subdivision Design Standards:

Subdivisions shall be designed in accordance with the General Requirements for Subdivision Design established in Article V of the Subdivision Regulations.



TOWN OF MOUNT PLEASANT

SUBDIVISION APPLICATION



PLANNING BOARD ONLY

Application #	Date Submitted:	Fee Paid:
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SITE IDENTIFICATION INFORMATION

Application Name: 715 Sleepy Hollow Road Subdivision		
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Site Address: No. 715 Street: Sleepy Hollow Road, Briarcliff Manor, NY 10510 Hamlet:

Property Location: (Identify landmarks, distance from intersections, etc.) 715 Sleepy Hollow Road, Briarcliff Manor 10510

Town of Mt Pleasant Tax Map Designation: Section 105.17 Block 1 Lot(s) 15	Zoning Designation of Site: R-40 One Family Residential
------------------------------------------------------------------------------	---------------------------------------------------------

School District: Pocantico Hills School District	Fire District: Archville FD
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Sewer District: Saw Mill Sewer District	Water District: Briarcliff Manor Water District
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APPLICANT/OWNER INFORMATION

Property Owner: Meadows at Briarcliff, L.L.C	Phone #: (914) 232-1342	Email:
----------------------------------------------	-------------------------	--------

Owners Address: No. 17 Street: Saw Mill River Road Town: Hawthorne State: NY Zip: 10532

Applicant (if different than owner): Meadows at Briarcliff, L.L.C	Phone #: (914) 232-1342	Email:
-------------------------------------------------------------------	-------------------------	--------

Applicant Address (if different than owner): No. 17 Street: Saw Mill River Road Town: Hawthorne State: NY Zip: 10532

Individual/ Firm Responsible for Preparing Site Plan: Roy Fredriksen, P.E.	Phone #: (518)928-0265	Email: RAFredriksenPE@gmail.com
----------------------------------------------------------------------------	------------------------	---------------------------------

Address: No. Street: PO Box 950 Town: Mahopac State: NY Zip: 10591

Other Representatives:	Phone #:	Email:
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Other Representatives Address: No. Street: Town: State: Zip:

PROJECT DESCRIPTION

Describe the project, proposed use and operation thereof:

The project involves the subdivision of a 36.8268 acre residential lot into 31 residential lots roughly 1 ac in size. Project is located at 715 Sleepy Hollow Road and falls within the R-40 Zone. All 31 proposed lots are zoning compliant and meet or exceed the requirements in the R-40 zone. The attached plan set has been designed in accordance with the Town's Subdivision Regulations (Ch A227) in addition to many other related ordinances. The ultimate intent will be to cluster the development to conserve green space and reduce the disturbance. Most of the property is relatively flat however there are portions of the site which will disturb slopes over 15% so a steep slope permit has been included which addressing the steep slope ordinances. The property has 4 acres of local wetlands however no portion of the wetland or wetland buffer will be disturbed. The wetland buffer falls outside the limit of disturbance. The site is also located adjacent to Pocantico Lake. No disturbance is proposed near the lake. A Conservation easement has been proposed along the entire boundary of the lake to provide a natural tree buffer to the homes. In addition to the Tree Buffer a proposed swale has been shown guiding and preventing any stormwater runoff from the site towards the lake. All proposed storm water has been shown to be retained on site and maintained by the HOA. The lots will be serviced by the existing public sewer and water adjacent to the site.

PROJECT INFORMATION

Size of existing parcel to be subdivided: Acres: 36.8268	Square Feet: 1,604,175
-------------------------------------------------------------	------------------------

Major Subdivision <input type="checkbox"/>	Minor Subdivision <input type="checkbox"/>
--------------------------------------------	--------------------------------------------

Number of proposed lots: 31	Size of proposed lots: ~1ac - 3.5ac
-----------------------------	----------------------------------------

Conventional Subdivision <input type="checkbox"/>	Are existing easements or covenants present? Yes: <input type="checkbox"/> No: <input type="checkbox"/>
Cluster Subdivision <input type="checkbox"/>	If yes, will they remain, or are new C&R's proposed? Yes: <input type="checkbox"/> No: <input type="checkbox"/>
▪ If yes, attach copies. (Attached)	

Will a 10% open space set aside be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	If no, will a payment in-lieu be provided? Yes: <input type="checkbox"/> No: <input type="checkbox"/> N/A
---------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------

Will all new lots have frontage on a mapped street? Yes: <input type="checkbox"/> No: <input type="checkbox"/>	If not, how will this deficiency be addressed? N/A
----------------------------------------------------------------------------------------------------------------	----------------------------------------------------

Is the site served by the following public utility infrastructure:

■ Sanitary Sewer	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
■ Water Supply	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
■ Storm Sewer	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
■ Electric Service	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
■ Gas Service	Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
■ Telephone/Cable Lines	Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>

Will any common areas be created outside of individual lots (road rights-of-way, recreation areas, stormwater management areas, etc.)?

Yes: No:

Is a homeowners association proposed?

Yes: No:

Site slope categories: 15-25% 16.78 % 25-35% 10.51 % >35% 18.60 %

Is the site located in a designated Critical Environmental Area? Yes: No:

Is the site located within 500 feet of:

- The boundary of an adjoining city, town or village
- The boundary of a state or county park, recreation area or road right-of-way
- A county drainage channel line.
- The boundary of state or county owned land on which a building is located

Yes: <input type="checkbox"/>	No: <input type="checkbox"/>
Yes: <input checked="" type="checkbox"/>	No: <input type="checkbox"/>
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>
Yes: <input type="checkbox"/>	No: <input checked="" type="checkbox"/>

Is the site listed on the State or Federal Register of Historic Place (or substantially (contiguous)

Yes: No:

Is the site located in a FEMA designated flood area?

Yes: No:

Are NYSDEC or local wetlands located on the site?

If yes, have they been delineated by a wetland scientist?

Yes: No: Paul Jaehnig on 10/1/20

Yes: No:

ZONING COMPLIANCE INFORMATION

Zoning Provision	Required	Existing	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Lot Area							
Lot Coverage							
Lot Width							
Front Yard							
Side Yard (minimum of 1)							
Side Yard (total of both)							
Rear Yard							
Habitable Floor Area							
Height							

See attached excel sheet

(if more than 5 lots are proposed, include additional zoning compliance information on a separate sheet)

Will variances be required?

Yes: No:

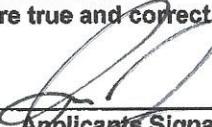
If yes, identify variances required for each lot (if needed, compile information on a separate sheet):

N/A

APPLICANTS ACKNOWLEDGEMENT

I hereby depose and certify that all the above statements and information, and all statements and information contained in the supporting documents and drawings attached hereto are true and correct.

Zappico Real Estate Development, LLC
Applicants Name (Print)


Applicants Signature

Meadows At Briarcliff LLC
Owners Name (Print)


Owners Signature

Sworn before me this 21st day of May 2021

Maria Panebianco
Notary Public

MARIA PANEBIANCO
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PA6361403
Qualified In Westchester County
My Commission Expires 07-10-2021

ZONING DATA TABLE

715 Sleepy Hollow Road, Briarcliff Manor, NY 10510