



TOWN OF OSSINING

BUILDING & PLANNING DEPARTMENT
101 ROUTE 9A, P.O. Box 1166
OSSINING, N. Y. 10562
PHONE: (914) 762-8419 FAX: (914) 290-4656
www.townofossining.com
bldgdept@townofossining.com

APPLICATION FOR AN ACCESSORY/SECOND DWELLING UNIT

Name of Applicant(s) GEORGE KLEIN Date 4/15/2019

Address 74 CROTON DAM RD, OSSINING NY 10562

Telephone Number (Home) 914-941-2505 (Work) CELL 914-772-3916

Location of Property 74 CROTON DAM RD, OSSINING, NY 10562

Tax Designation, Section 81.17, Plate X, Block 1, Lot 9 Survey Submitted YES

Portion of Dwelling occupied by owner:

Location MAIN RESIDENCE

No. of Rooms 9 No. of Bedrooms 3

Square Feet 446 2917

Portion of Dwelling or Lot occupied by tenant:

Location ACCESSORY BUILDING

No. of Rooms 3 No. of Bedrooms 1

Square Feet 850 653

Total Square Feet of Dwelling _____ Floor Plans submitted _____

Is this application an Original YES or a Renewal _____

Expiration date of previous grant if a renewal N/A Have there been changes since the previous grant _____, if yes, please specify _____

Number of Vehicles in use for entire residence 3

Is the accessory dwelling unit existing YES proposed _____

Signature of Applicant George Klein Date 4/15/2019


Signature of Building Inspector _____ Date _____

Application fee of \$300.00 for initial application; \$150.00 for each renewal, provided that no changes are made. The initial term of the special permit shall be one year. Renewal payment shall be for three years provided ownership remains unchanged and all conditions of the permit and of the Town's Zoning Ordinance are met. Annual Inspection of unit is required.

RESIDENTIAL PROPERTY RECORD CARD

2019

TOWN OF OSSINING

Property Location : 74 CROTON DAM RD		Parcel ID: 81.17-1-9		Class: 280 - Multiple Residences on one parcel		Card: 1 of 2		Printed: Apr 15, 2019	
CURRENT OWNER				GENERAL INFORMATION					
COHLAN, JOANNA GALE KLEIN GEORGE 74 CROTON DAM RD OSSINING NY 10562				SWIS Code 554289 Print Key 81.17-1-9 Account # Old ID 1.04-012-3.A Roll Section Taxable School Ossining Central Neighborhood 9 Zoning Single Family Living Units 1					
Property Notes									
									
Land Information					Assessment Information				
Type	Size	Influence Factors	Influence %	Value	Year	Land Assessed	Total Assessed		
Primary Site	AC	0.4591	Traffic	-5	2014	149,579	537,815		
Residual	AC	1.2908			2015	157,522	566,371		
					2016	224,400	694,700		
					2017	224,400	708,600		
					2018	224,400	715,600		
						Taxable			
					County	715,600			
					Town	715,600			
					School	715,600			
Total Acres: 1.7499					Location:				
Entrance Information					Permit Information				
Date	Time	ID	Entry Code	Source	Date	Number	Price	Description	% Comp
05/07/15		SD	Data Mailer Ret	Data Mailer	02/27/19	B-19-3013	21,927	06 Legalize Conversion Of Barn/Garage Into Art Studio W/ F	100
11/22/14	10:36	JCR	No One At Home 2nd Attempt	No One At Home	12/02/08	2258	7,000	06 Wood Pellet Stove	100
11/10/14	11:28	JCR	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			
05/14/07	700,000	Land & Building	Assessor Valid	47155/703	Bargain And Sale Deed	Cohlen, Joanna Gale			
12/30/02	600,000	Land & Building	Assessor Valid	43039/359	Bargain And Sale Deed	Snyder, John R			
05/01/83	153,260	Land	Assessor Valid	7835/00261	Bargain And Sale Deed	Fratolilli, Joseph F			

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Dwelling Information									<table border="1"> <thead> <tr> <th>ID</th> <th>Code</th> <th>Description</th> <th>Area</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td>Main Building</td> <td>1660</td> </tr> <tr> <td>B</td> <td>31</td> <td>WD</td> <td>477</td> </tr> <tr> <td>C</td> <td>16</td> <td>OH</td> <td>12</td> </tr> <tr> <td>D</td> <td>31</td> <td>WD</td> <td>502</td> </tr> <tr> <td>E</td> <td>RP1</td> <td>DECK</td> <td>256*</td> </tr> <tr> <td>F</td> <td>FC1</td> <td>SHED (MACHINERY)</td> <td>304*</td> </tr> </tbody> </table>		ID	Code	Description	Area	A		Main Building	1660	B	31	WD	477	C	16	OH	12	D	31	WD	502	E	RP1	DECK	256*	F	FC1	SHED (MACHINERY)	304*
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Style Contemporary Story height 1.7 Attic None Attic Access Drop Down Exterior Walls Alum/Vinyl Masonry Trim Color Gray			Year Built 1953 Eff Year Built Year Remodeled Amenities																																			
Basement																																						
Basement Crawl FBLA Size Rec Rm Size			# Car Bsmt Gar 0 FBNOLA Size																																			
Heating & Cooling						Fireplaces																																
Heat Type Central With Ductless A/C Fuel Type Oil System Type Hot Water			Stacks 0 Openings 0 Pre-Fab 1																																			
Room Detail																																						
Bedrooms 4 Family Rooms Kitchens 1 Total Rooms 8 Kitchen Type Normal Kitchen Remod No			Full Baths 2 Half Baths 0 Extra Fixtures Bath Type Normal Bath Remod No																																			
Adjustments																																						
Int vs Ext Same Grade & Depreciation			Cathedral/Unfin Area Gar Spaces (non bsmt)																																			
Grade B- Condition Good CDU GOOD Cost & Design % Complete 0			Market Adj Functional Economic % Good Ovr																																			
Dwelling Computations																																						
Base Price 373,604 Plumbing 6,664 Basement 7,893 Heating 7,807 Attic 0 Other Features 4,224 Subtotal 400,190 Ground Floor Area 1,660 Total Living Area 2,917			% Good 85 % Good Override Functional Economic % Complete C&D Factor Adj Factor 1 Additions 19,390 Dwelling Value 359,550																																			
Building Notes																																						
Outbuilding Data																																						
Type		#Car	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value																												
Deck			16 x 16		256	1	1953	C	3	700																												
Shed (Machinery)			16 x 19		304	1	1953	C	4	2,100																												
Condominium / Mobile Home Information																																						
Complex Name																																						
Condo Model																																						
Unit Number																																						
Unit Level						Unit Location																																
Unit Parking						Unit View																																
Model (MH)						Model Make (MH)																																
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SD Code	SD Desc	SD %	SD Value																																			
AD001	Ambulance District		708,600																																			
CW002	County Solid Waste		708,600																																			
SD057	County Swr Ossining		708,600																																			
TD001	Refuse, Light, Fire		708,600																																			
WD100	Town-wide Water Dist		708,600																																			

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Dwelling Information									
Style		Raised Ranch		Year Built		1957			
Story height		1		Eff Year Built					
Attic		None		Year Remodeled					
Attic Access		Drop Down		Amenities					
Exterior Walls		Wood							
Masonry Trim									
Color		Brown							
Basement									
Basement		Full		# Car Bsmt Gar		0			
FBLA Size		775		FBNOLA Size					
Rec Rm Size									
Heating & Cooling					Fireplaces				
Heat Type		Central With A/C		Stacks		0			
Fuel Type		Oil		Openings		0			
System Type		Hot Water		Pre-Fab					
Room Detail									
Bedrooms		2		Full Baths		1			
Family Rooms				Half Baths					
Kitchens		1		Extra Fixtures					
Total Rooms		5							
Kitchen Type		Normal		Bath Type		Normal			
Kitchen Remod		No		Bath Remod		No			
Adjustments									
Int vs Ext		Same		Cathedral/Unfin Area					
				Gar Spaces (non bsmt)					
Grade & Depreciation									
Grade		C-		Market Adj					
Condition		Good		Functional					
CDU		AVERAGE		Economic					
Cost & Design		0		% Good Ovr					
% Complete									
Dwelling Computations									
Base Price		103,199		% Good		77			
Plumbing				% Good Override					
Basement		21,078		Functional					
Heating		3,433		Economic					
Attic		0		% Complete					
Other Features		18,440		C&D Factor					
				Adj Factor		1			
Subtotal		146,150		Additions					
Ground Floor Area		702		Dwelling Value		112,540			
Total Living Area		1,477							
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 Location				
Unit Level					Unit View				
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Special Districts									
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