

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

~~COUNTY~~

~~CITY~~

Town

~~VILLAGE~~

of Philipstown

Local Law No. _____ of the year 2005

A local law Amendment No. _____ - Zoning Law - Town Of Philipstown
(Insert Title)

Be it enacted by the Town Board _____ of the
(Name of Legislative Body)

~~COUNTY~~

~~CITY~~

Town

~~VILLAGE~~

of Philipstown as follows:

(If additional space is needed, attach pages the same size as this sheet, and number each.)

Section 1.

That the "Zoning Map of the Town of Philipstown, New York" dated May 21, 1968, as adopted by the Philipstown Town Board on May 21, 1968, pursuant to Paragraph 22.1 of Section 22 of the Zoning Law of the Town of Philipstown, and as subsequently amended effective May 22, 1969, November 10, 1971, November 10, 1975, April 3, 1980, August 4, 1988, August 4, 1988, June 2, 1994, May 6, 1996, August 21, 1996, October 21, 1998 and April 18, 2001 be amended as follows:

That the existing Zoning District Classification of "Industrial District" be changed to "Residence R-40 District" for the following described property which is located on the Northerly side of New York State Route 301:

ALL that certain parcel of land situate in the Town of Philipstown, County of Westchester and State of New York that is bounded and described as follows:

BEGINNING at the point on the northerly line of New York State Route 301, formerly known as the Philipstown Turnpike, where it is met by the line dividing the lands herein described, on the east, from lands heretofore conveyed by Edward N. Raleigh and Frances B. Raleigh to P A N Associates Limited Partnership by that certain deed dated August 20, 1985 and recorded in the Putnam County Clerk's Liber 863 of deeds at page 85 and now shown on that certain "Subdivision Plat prepared for PAN Associates Limited Partnership ...," which was filed in the Putnam County Clerk's office on May 9, 1988 as Map No. 2305, on the west.

THENCE from the said point of beginning northerly along the easterly line of the said lands so conveyed to P A N Associates Limited Partnership and shown on Filed Map No. 2305

N 06°47'34" W 1,554.71 feet

to a point in the center of the stone wall marking the southerly line of lands formerly of the Estate of Helen F. Hubbard and now or formerly of the People of the State of New York. Thence easterly along the said New York State lands and the center of the stone wall, the following courses:

N 82°05'30" E 13.00 feet

N 81°24'22" E 90.29 feet

N 79°12'45" E 56.43 feet

N 85°18'19" E 7.36 feet

N 84°09'49" E 20.98 feet

N 79°00'27" E 50.22 feet
N 86°12'44" E 29.35 feet
N 82°01'58" E 52.73 feet
N 83°53'46" E 76.93 feet
N 87°12'47" E 15.40 feet
N 82°54'47" E 71.05 feet
N 83°51'14" E 65.06 feet
N 82°00'29" E 87.42 feet
N 83°37'54" E 59.56 feet
N 82°36'58" E 157.20 feet
N 82°56'45" E 66.75 feet and
N 81°54'00" E 72.75 feet

to a point at the line of lands now or formerly of the Estate of Helen F. Hubbard. Thence southerly and southwesterly along the said Hubbard Estate lands and generally along wire fencing and the remains thereof strung on trees, the following courses:

S 06°12'22" E 54.05 feet
S 10°32'48" E 66.18 feet
S 08°39'35" E 136.63 feet
S 08°13'31" E 107.09 feet
S 07°27'03" E 51.10 feet
S 10°50'50" E 24.96 feet
S 05°52'15" E 39.78 feet
S 06°44'44" E 227.70 feet
S 07°34'37" E 83.82 feet
S 47°30'59" W 79.92 feet and
S 44°50'05" W 73.17 feet

to the beginning of a stone wall. Thence still along the said Hubbard Estate lands and now along the center of the last mentioned stone wall

S 44°08'12" W 39.88 feet and
S 67°05'00" E 57.57 feet

to another point on the northerly line of New York State Route 301. Thence southwesterly and westerly along the northerly line of New York State Route 301, the following courses:

S 46°12'35" W 19.67 feet
S 47°23'55" W 204.24 feet
S 45°05'39" W 76.50 feet
S 40°34'49" W 99.68 feet
S 38°12'04" W 116.83 feet
S 35°21'39" W 55.28 feet
S 45°57'20" W 292.68 feet
S 61°27'20" W 32.70 feet
S 64°05'13" W 134.46 feet and
S 63°48'29" W 82.02 feet

to the point or place of beginning containing 28.465 acres more or less.

N.B. The meridian (North Point) used for this description is True North at 74°20'00" West Longitude. It is the same meridian used on Filed Map No. 2305. This note is integral to this description. It should remain with the description in any instrument to which it may be attached.

The aforesaid premises is designated on the Tax Maps of the Town of Philipstown as TM 38-2-41

Section 2.

Effective Date.

This Local Law shall take effect immediately upon filing in the Office of the Secretary of State.