



Village of Cold Spring Planning Board
85 Main Street Cold Spring, NY 10516
Application for Site Plan or Subdivision Approval

Date of Application:

Date of Attached Building Inspector Referral:

Application is for: Site Plan Review/Amendment Subdivision

Project Name:

Address:

Description of Project (attach additional page if needed)

Applicant Name:

Address:

Phone Number: Fax Number:

e-mail:

Name of Property Owner (if Other Than Applicant Attach Notarized Owner's Endorsement)

Address:

Phone Number: Fax Number:

e-mail:

Village of Cold Spring Planning Board Application

Application for Site Plan or Subdivision Approval

Applicant's Primary Representative

Applicant Architect Engineer Lawyer Other

Name of Representative :

Address:

Phone Number

Fax Number:

e-mail:

Land is recorded by Deed(s) in the County Clerk's Office as Follows:

Date:

Liber:

Page:

Town and Village Tax and Zoning Information:

Tax Map No(s)

Block No(s)

Parcel No(s)

Aeres: **SRFT**

Number of Parcels

Zoning District

Is this project currently being reviewed by any other Village board? If "Yes" please indicate which Board(s):

Zoning Board of Appeals

Historic District Review Board

Is the Property Located Within a Historic District?

No

Local District

National District

Are there any waivers of Village of Cold Spring regulations required for this project? If "Yes", attach your request here in writing referencing the specific section of code in your request.

Yes

No

Has State Environmental Quality Review (SEQR) been conducted by any other Board(s)? If "Yes" attach Declaration of Significance and all supporting forms and documents.

Yes

No

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Disclosure Statement
(Pursuant to Section 809 of the General Municipal Law)

A. Nature and Extent of Interest of any State Official or Municipal Officer or Employee in this Application, Petition, or Request (set forth in detail):

None

B. Statement that no State Official or Municipal Officer or Employee in this Application, Petition, or Request:

None

The undersigned Applicant, Petitioner or Person (Firm) making this request certifies by signature on this Disclosure Statement that, in accordance with the Provisions of §809 of the General Municipal Law, except as stated in A above, no State Officer, or any officer or employee of the Village of Cold Spring or any municipality of which the Village is a part has any interest in the person or firm (partnership or association) making the above application, petition, or request.

Brass Monkey Home LLC

Signed: (Applicant, Petitioner or Authorized Representative)

Gina Larson Stoller, Owner, 5-2-24

By: (Name, Title and Date)

The above information is complete and factually correct to the best of my knowledge:

Gina Larson Stoller 5/3/2024

Applicant's Signature and Date

PLEASE PROVIDE EIGHT COPIES OF THIS APPLICATION AND ALL SUPPORTING MATERIALS TO COMPLETE YOUR APPLICATION PACKET SO THAT IT CAN BE PLACED ON THE AGENDA

APPLICATIONS WHERE THE APPLICANT IS NOT THE PROPERTY OWNER WILL NOT BE ACCEPTED WITHOUT THE AFFIDAVIT OF OWNERSHIP FULLY EXECUTED BY THE PROPERTY OWNER

AFFIDAVIT OF OWNERSHIP AND AUTHORIZATION

Joseph Zagame, Jr., Managing Member of 26 Main Holdings LLC, being duly sworn deposes and states the following:

I, **JOSEPH ZAGAME, JR.**, reside at 26 Main Street, Floor 2, in the Village of Cold Spring, Philipstown, Putnam County, New York, 10516;

And 26 Main Holdings LLC, an entity formed and registered in the State of New York, is the owner of that certain parcel of land located at 26 Main Street, Village of Cold Spring, Philipstown, Putnam County, New York, 10516 and designated as Parcel 48.12-1-57 in the Public Records of Putnam County, New York;

And under penalty of perjury, I testify that the information and statements contained in the Application for Site Plan Approval, dated May 3, 2024 and certified by Gina Larson Stoller, Owner of Brass Monkey Home LLC, the Applicant, are true and correct to the best of my knowledge, information and belief;

and that I authorize Gina Larson Stoller, Owner of Brass Monkey Home LLC, the Applicant, to submit the Application for Site Plan Approval to the Village of Cold Spring for review and approval.

Signature: _____

Date: 5-3-24

Joseph Zagame, Jr., Managing Member
26 Main Holdings LLC
26 Main Street, Floor 2
Cold Spring, NY 10516

Sworn to me this 3rd day of May 2024



Notary Public

Kathyrine M. Tomann
Notary Public, State of New York
Registration No. 01TH5020617
Qualified in Putnam County
Commission Expires November 22, 2025

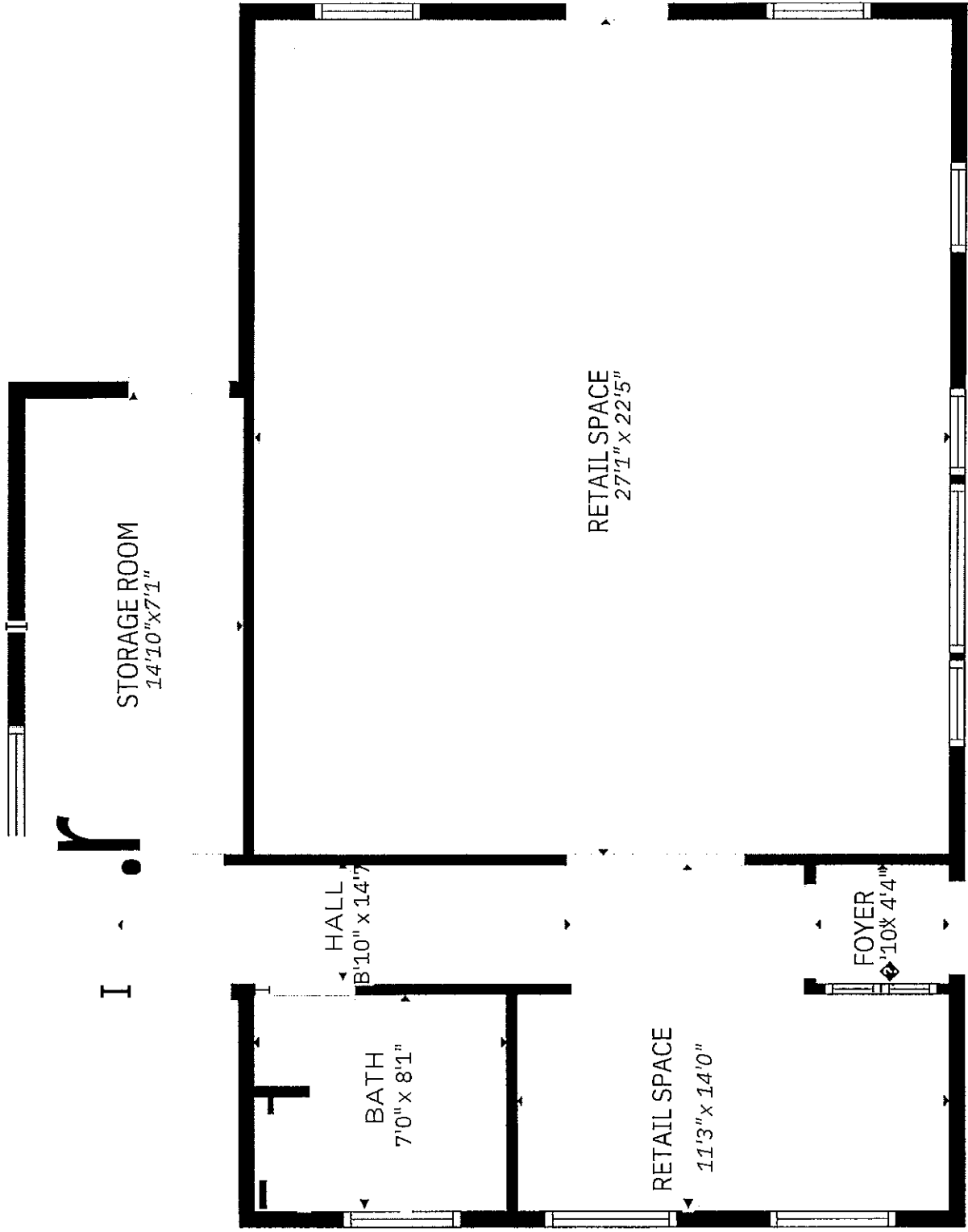


Exhibit "A"

To the Lease Agreement between Mass Monkey Creative LLC (lessee) and 26 Main Holdings LLC (Lessor)

Lessee _____ Lessor _____