

Town of Washington Planning Board Resolution
Three Lot Subdivision Approval

Gayle Bontecou Three Lot Subdivision
Plat entitled Bontecou Three Subdivision

Town of Washington Planning Board member Richard Philipps offered the following resolution, which was seconded by member Susan Meaney as follows:

WHEREAS, an application was submitted by Brian Houston on behalf of Gayle Bontecou for a three lot subdivision by cover letter dated April 16, 2022; and

WHEREAS, Gayle Bontecou is the owner (“Owner”) of a parcel of real property located at 979 Shunpike in the Town of Washington and consisting of 295 ± acres, more particularly described as Tax Map Number 135889-6867-00-385177-0000 and also further identified as Lot B and Filed Map No. 5379A-B (filed in November, 2021); and

WHEREAS, the Owner proposes to divide the 295 ± acre parcel into three parcels as follows: The proposal will create Lot C consisting of 47± acres located north of the Shunpike and west of Ludlow Road and there is an existing barn on this Lot C. The proposal will also create Lot D consisting of 117± acres located west of Lot C and the remainder of Lot B would consist of 131± acres located on the east side of Ludlow Road. No new construction is proposed as part of the application. Lots B and D are under contract to be sold to the Dutchess Land Conservancy.; and

WHEREAS, a final map, prepared by Brian Houston, Land Surveyor, Bly and Houston Inc., entitled BONTECOU THREE SUBDIVISION bearing last revision date of 4/16/2022 2022 has been submitted, and accepted; and

WHEREAS, a referral to the Dutchess County Department of Planning and Development was not required; and

WHEREAS, a public hearing was scheduled and notice of said public hearing was duly given to the Town Clerk of the Town of Stanford; and

WHEREAS, the Planning Board held a public hearing both in-person and remotely via “Zoom” on July 5, 2022, on which date the public hearing was closed; and

WHEREAS, there is a pre-existing barn on proposed Lot C which is nonconforming as to setbacks, but this nonconformity is not being increased by this subdivision application; and

WHEREAS, no new buildings are proposed for construction and no site disturbance is proposed as part of this application; and

WHEREAS, the final map meets all codes and regulations regarding setbacks, lot sizes, and other applicable regulations, codes and laws, except as noted herein; and

WHEREAS, on July 5, 2022, the Planning Board issued a Negative Declaration pursuant to the State and Environmental Quality Review Act; and


NOW, THEREFORE BE IT RESOLVED THAT, the Planning Board of the Town of Washington gives preliminary and final approval to this three lot subdivision and authorizes the Chairman of the Planning Board to carryout appropriate completion of signing, and filing of the subdivision plat shall be subject to the following conditions:

- (a) Complete payment of appropriate fees, including but not limited to recreation fees imposed, and reimbursing the Town's consulting costs.
- (b) Receipt of "permission to file" from the Dutchess County Health Department prior to the Chair signing the plat.

The foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Jorgensen	<u>absent</u>
Member Alexander	<u>aye</u>
Member Cornell	<u>aye</u>
Member Drury	<u>aye</u>
Member Meaney	<u>aye</u>
Member Philipps	<u>aye</u>
Member Spence	<u>aye</u>

Dated: Millbrook, New York
July 5, 2022


Kristen DiFiore, Secretary
Town of Washington Planning Board