



Edmond G. Loedy, Architecture P.C.  
PO Box 196, 24 Washington Ave phone (845) 677-3535  
Millbrook, N.Y. 12545 fax (845) 677-3592

# Letter of Transmittal

JOB #: 2211 DATE: July 15, 2022

TO: Town of Washington ATTN: Kristen DiFiore Secretary to ZBA  
Zoning Board of Appeals Email: ZBA@washingtunny.org

RE: Proposed Detached Garage

WE ARE SENDING YOU VIA: ☒ HAND DELIVERY ☐ 1ST CLASS MAIL ☒ EMAIL

☐ LETTER ☐ MEMO ☐ PRINTS ☐ PLANS

☒ OTHER: SEE BELOW

COPIES	DATE	DWG. NO	DESCRIPTION
6	7/12/20	---	Owner's Endorsement Form
6	7/12/22	---	Consent to Inspection Form
6	---	---	Legal proof of property ownership (Deed)
6	3/22/22	---	Survey
6	7/15/22	---	Floor Plan and Elevations

THESE ARE TRANSMITTED: ☒ FOR APPROVAL ☒ FOR YOUR USE ☐ AS REQUESTED ☒ FOR REVIEW

☐ APPROVED AS SUBMITTED ☐ APPROVED AS NOTED ☐ RETURN OF PLANS ☐ RESUBMIT

REMARKS:
<u>This is an addendum to the previous submittal for missing items.</u>

COPY TO: File SIGNED BY: David Holowiak  
G. Cimms



Town of  
*Washington*

**TOWN OF WASHINGTON  
BUILDING DEPARTMENT  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419**

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

### OWNER'S ENDORSEMENT

STATE OF NEW YORK)

COUNTY OF \_\_\_\_\_) ss:

Kellie O'Brien

, being duly sworn, deposes and says:

- I am: (check one) \_\_\_\_\_ 1. the sole owner in fee (One individual on the tax roll)
- \_\_\_\_\_ ☒ 2. a part owner in fee (Two or more individuals on the tax roll)
- \_\_\_\_\_ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
- \_\_\_\_\_ 4. designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)
- \_\_\_\_\_ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at 11 N Mabbettsville Rd

City Millbrook State NY Zip 12545

I have authorized (name) Edmond Loedy and David Holowiak

(Company) Edmond G. Loedy, Architect P.C.

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 11 N Mabbettsville Rd Millbrook, NY 12545

property ID # 6865 - 03 - 331398 - 0000

Kellie O'Brien  
Signature

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this

12 day of JULY, 2022  
Notary Public [Signature]

Notary Stamp

LISA EVANGELISTA  
NOTARY PUBLIC STATE OF NEW YORK  
Qualified in Dutchess County  
Registration No 01EV6286423  
Commission Expires 7/22/2027





Town of  
*Washington*

TOWN OF WASHINGTON  
BUILDING, PLANNING & ZONING  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

## Consent to Inspection

The undersigned, does hereby state:

Kellie O'Brien

and

Gregory Cimms

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
11 N Mabbettsville Rd Millbrook, NY 12545

which is shown and designated on the Dutchess County Tax Map as:

6865 - 03 - 331398 - 0000

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

Assessment Review

Building Permit

Municipal Search

Planning Board Application

X Zoning Board of Appeals Application

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: Gregory Cimms

Phone Number to schedule inspection: (845) - 475 - 7220

Signature

Kellie O'Brien

Print Name

Dated: 7/11/22

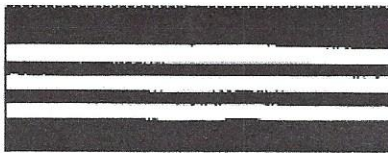
Signature

Gregory K Cimms

Print Name

Dated: 7/12/22





JAN 04 2016

## Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 12/4/2015

Time Recorded: 11:00 AM

PISANELLI LAW  
2 CANNON ST STE 303  
  
POUGHKEEPSIE, NY 12601

Document #: 02 2015 8025

Received From: RIVER CITY ABSTRACT

Grantor: BUGOSH JANET R

Grantee: OBRIEN KELLIE M

Recorded In: Deed

Tax District: Washington

Instrument Type:

### Examined and Charged As Follows :

Recording Charge: \$195.00

Transfer Tax Amount: \$776.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 2717

Number of Pages: 5

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: ste

Receipt #: 114953

Batch Record: 2072

Bradford Kendall  
County Clerk



0220158025





REA WT 53304 1- WASH  
651 -  
130 -  
776 -  
971 -

DEED

THIS INDENTURE, made the 20th day of November, 2015, BETWEEN

JANET R. BUGOSH, having an address at 11 North Mabbettsville Road, ✓  
Millbrook, New York 12545, as party of the first part, and

*M. J. Gregory K. Cimms, as JT tenants*  
KELLIE ~~MAHRE~~ O'BRIEN, having an address at 2297 Route 44, Suite B, ✓  
Pleasant Valley, New York 12569, as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, the receipt and adequacy of which is hereby acknowledged, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of ✓  
Washington, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first, in compliance with Section 13 of Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

*Janet R. Bugosh*  
\_\_\_\_\_  
Janet R. Bugosh

## SCHEDULE A

**ALL** that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the **Town of Washington**, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at the southeast corner of the herein described parcel at a fence post marking a northeast corner of land of the Estate of William Sheehy, deceased, thence along the westerly fence line of the highway leading north from Mabbetttsville North 11 degrees West 115 feet to a stake marking the northwest corner of this lot; thence along land retained by Mary McCourt South 89 1/2 degrees West 292 feet to a take marking the northwest corner of this lot; thence along land of said McCourt South 1/2 degree East 100 feet to a stake in a wire fence, said stake marking the southwest corner of this lot; thence along the wire fence and lands of Mary McCourt and the Estate of William Sheehy, deceased, South 88 degrees East 312 feet to the place of beginning.

BEING the same premises as conveyed by LARRAMIE BUGOSH to LARRAMIE BUGOSH and JANET R. BUGOSH, husband and wife, by deed dated June 10th, 1996, and recorded in the Dutchess County Clerk's Office on June 18, 1996 in Liber 1980 of deeds at page 699.

The said LARRAMIE BUGOSH died on April 20, 2009, a resident of the County of Dutchess and State of New York.

The premises are in an agricultural district and are entirely owned by the transferor.

TITLE NO. RCA-WT-53304

SCHEDULE A

**ALL** that certain plot, piece, or parcel of land situate, lying and being in the Town of Washington, County of Dutchess and State of New York, ✓ being bounded and described as follows:

**BEGINNING** at the southeast corner of the herein described parcel at a fence post marking a northeast corner of land of the Estate of Sheehy; thence along the westerly fence line of the highway leading north from Mabbetttsville, North 11 degrees West 115 feet to a stake marking the northwest corner of this lot; thence along land retained by McCourt, South 89 ½ degrees West 292 feet to a stake marking the northwest corner of this lot; thence along land of said McCourt, South ½ degree East 100 feet to a stake in a wire fence, said stake marking the southwest corner of this lot; thence along the wire fence and lands of McCourt and Estate of Sheehy, South 88 degrees East 312 feet to the point or place of **BEGINNING**.

For conveyancing only,  
to be conveyed

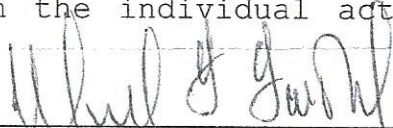
Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.



ACKNOWLEDGMENTS

STATE OF NEW YORK     )  
                              ) ss.:  
COUNTY OF DUTCHESS    )

On the 20th day of November, 2015, before me, the undersigned, a notary public in and for said state, personally appeared JANET R. BUGOSH personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

  
\_\_\_\_\_  
Notary Public

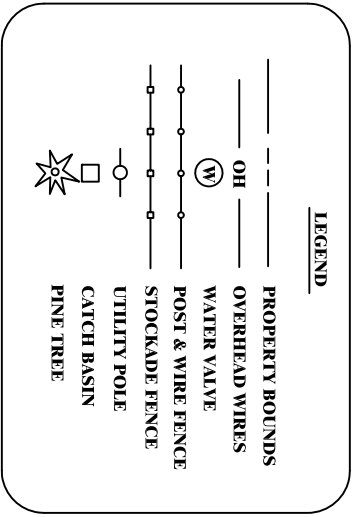
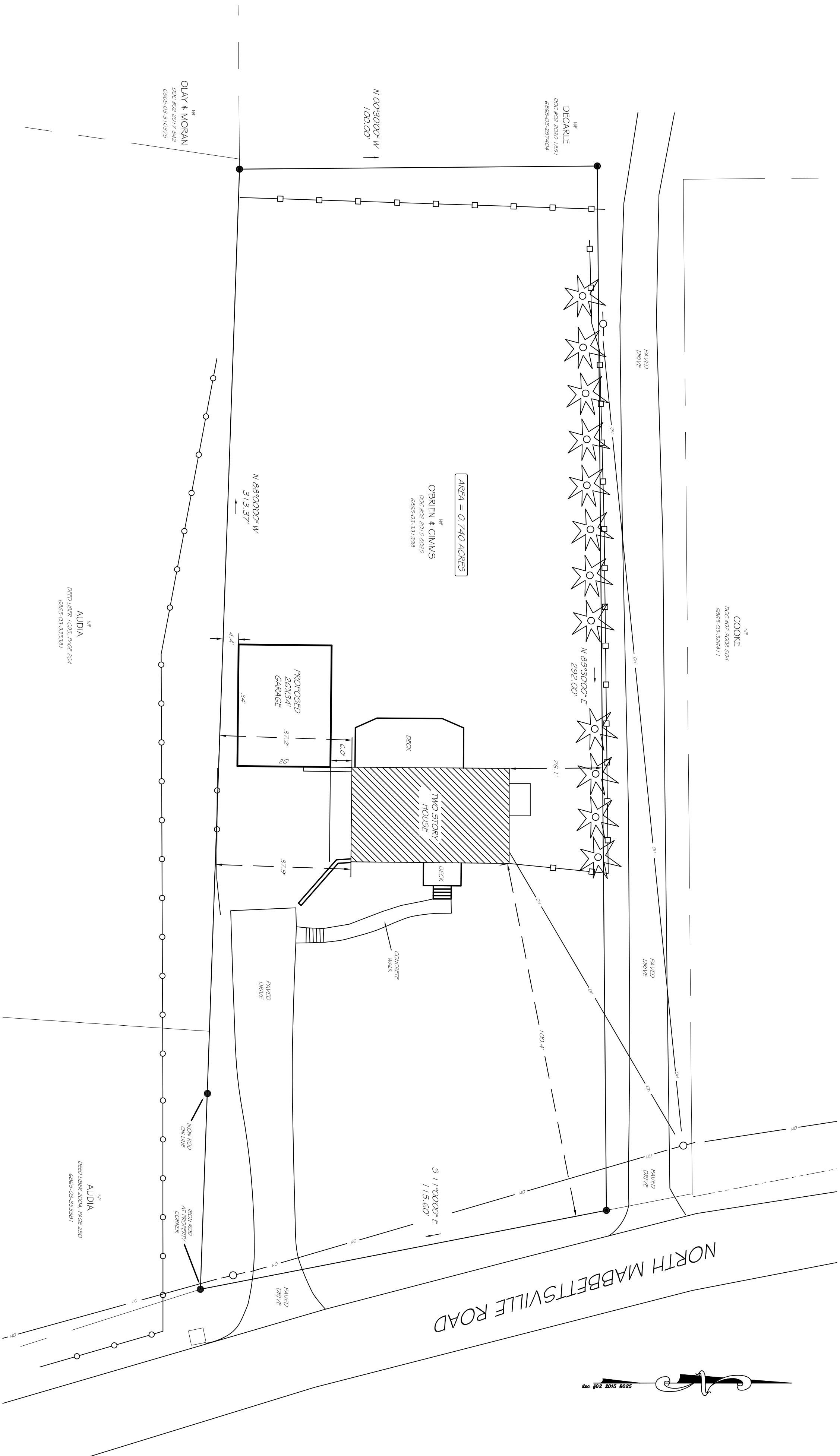
MICHAEL G. GARTLAND  
Notary Public, State of New York  
No. 4617015  
Qualified in Dutchess County  
Commission Expires Feb 28, 20 18

Tax Identification number: 135889-6865-03-331398-0000  
11 North Mabbetttsville Road  
Town of Washington  
County of Dutchess  
State of New York

Record and Return to: Pisanelli Law  
2 Cannon Street, Suite 303  
Poughkeepsie, New York 12601

✓





**DECKER SURVEYING**

JOHN H. DECKER, L.S.  
292 FRALIGHT LANE  
RED HOOK, NY 10942  
PHONE: 914.237.4442  
deckersurveying@frontiernet.net  
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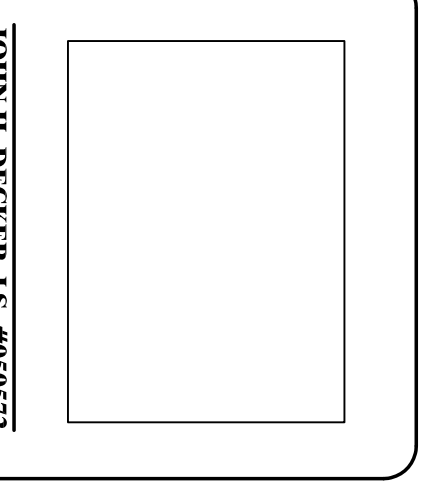
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7309, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES OF THE ORIGINAL OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

IT IS HEREBY CERTIFIED THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, AND THAT THE SURVEYOR HAS NO KNOWLEDGE OR REASON TO BELIEVE THAT THE SURVEYOR HAS BEEN DECEIVED OR FRAUDULENTLY INDUCED BY ANY PROFESSIONAL LAND SURVEYORS.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE SURVEYOR, AND SHALL NOT BE CONSIDERED TO BE A GUARANTEE TO THE CLIENT COMPANY, LENDING INSTITUTION AND THE GOVERNMENTAL AGENCY LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NON-TRANSFERABLE TO ADDITIONAL SURVEYS AS PER MAPS AND DEEDS OF RECORD AND AS IN INDICATED POSSESSION ON OR BEFORE MARCH 22, 2022.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE REPORT AND IS SUBJECT TO WHATEVER STATE OF FACTS SUCH A REPORT MAY REVEAL.

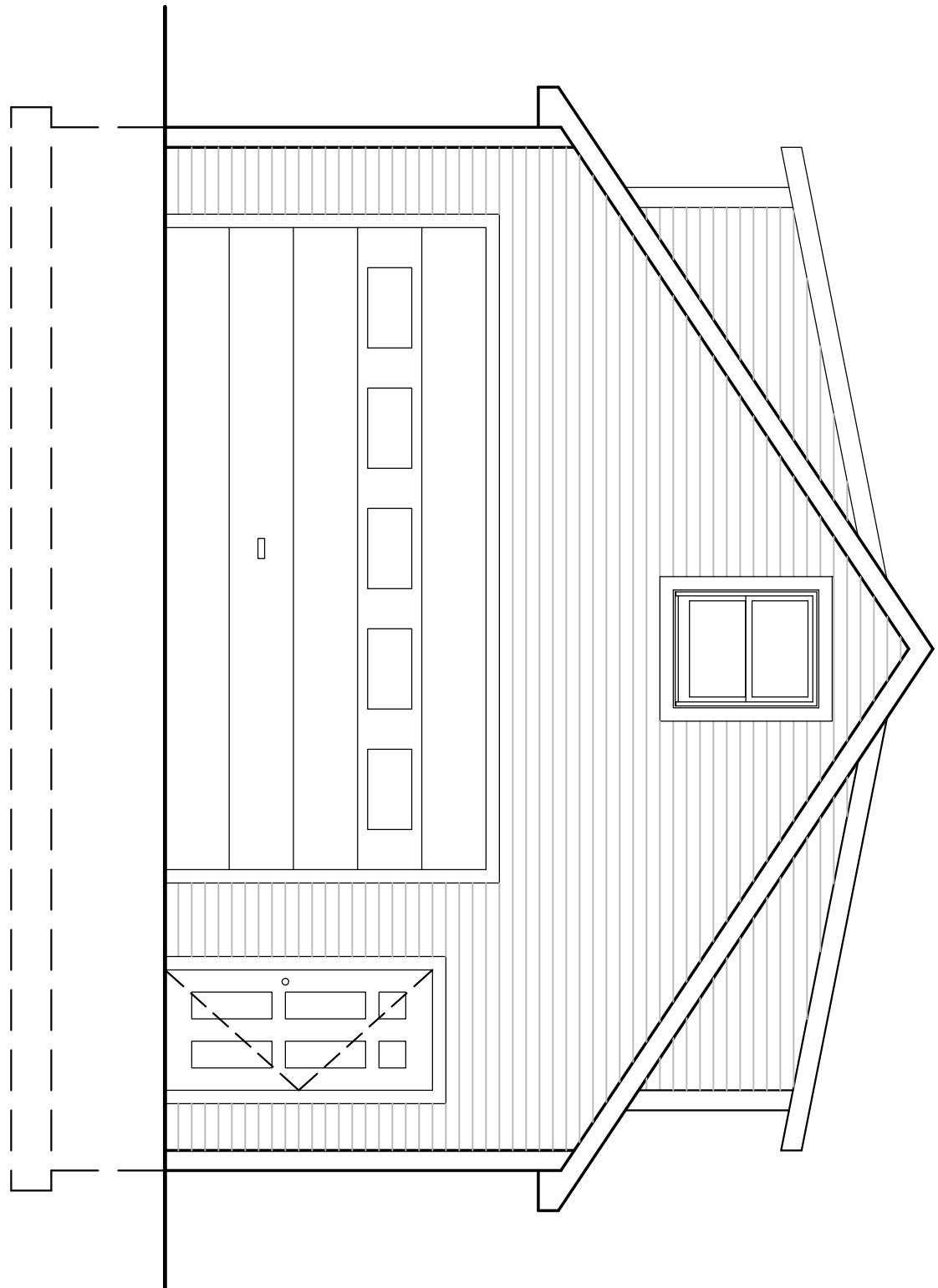


**BOUNDARY SURVEY**

**LANDS OF O'BRIEN & CIMMS**

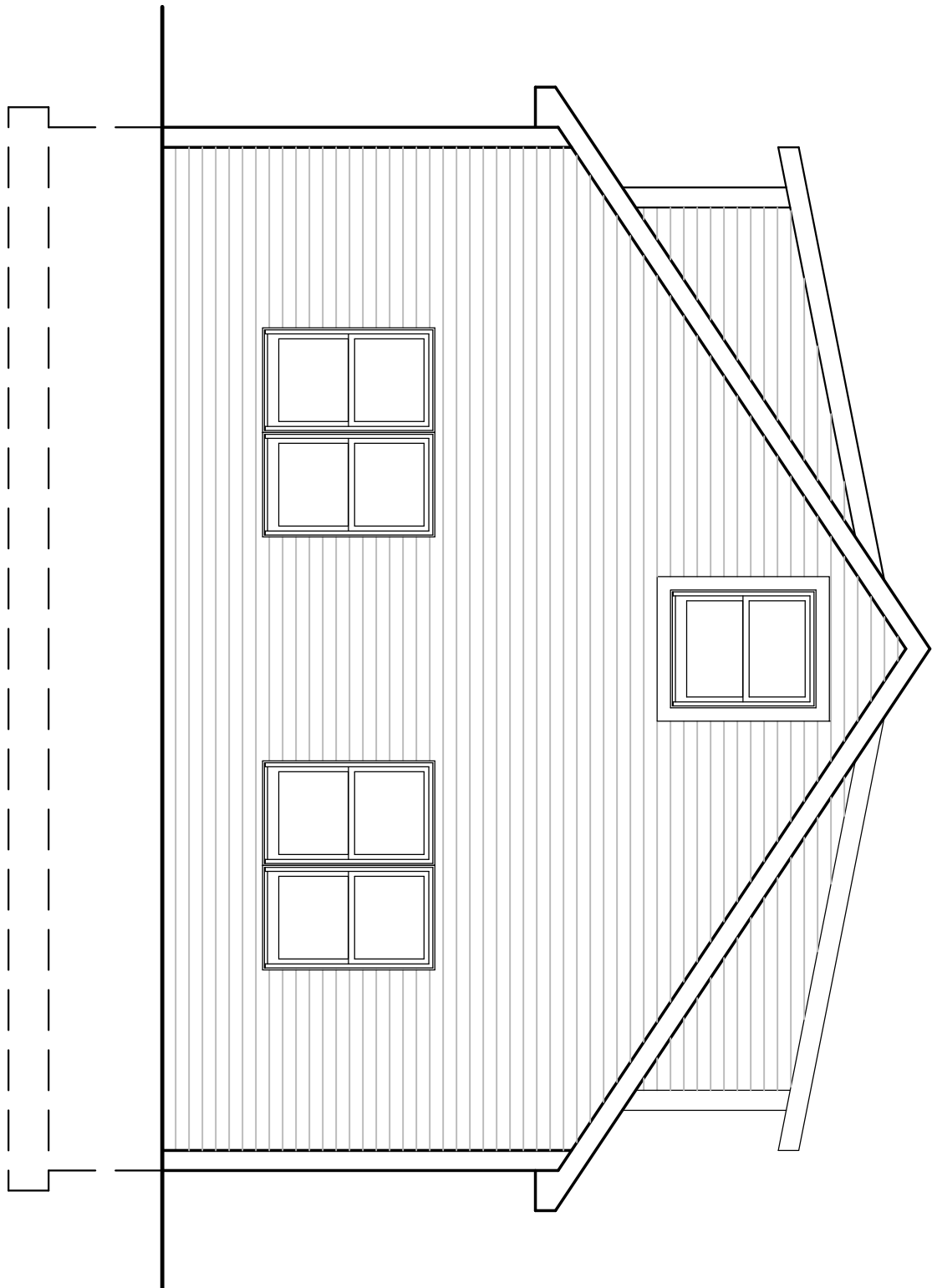
TOWN OF WASHINGTON  
MARCH 22, 2022

DUTCHESS COUNTY, NEW YORK  
1" = 20'



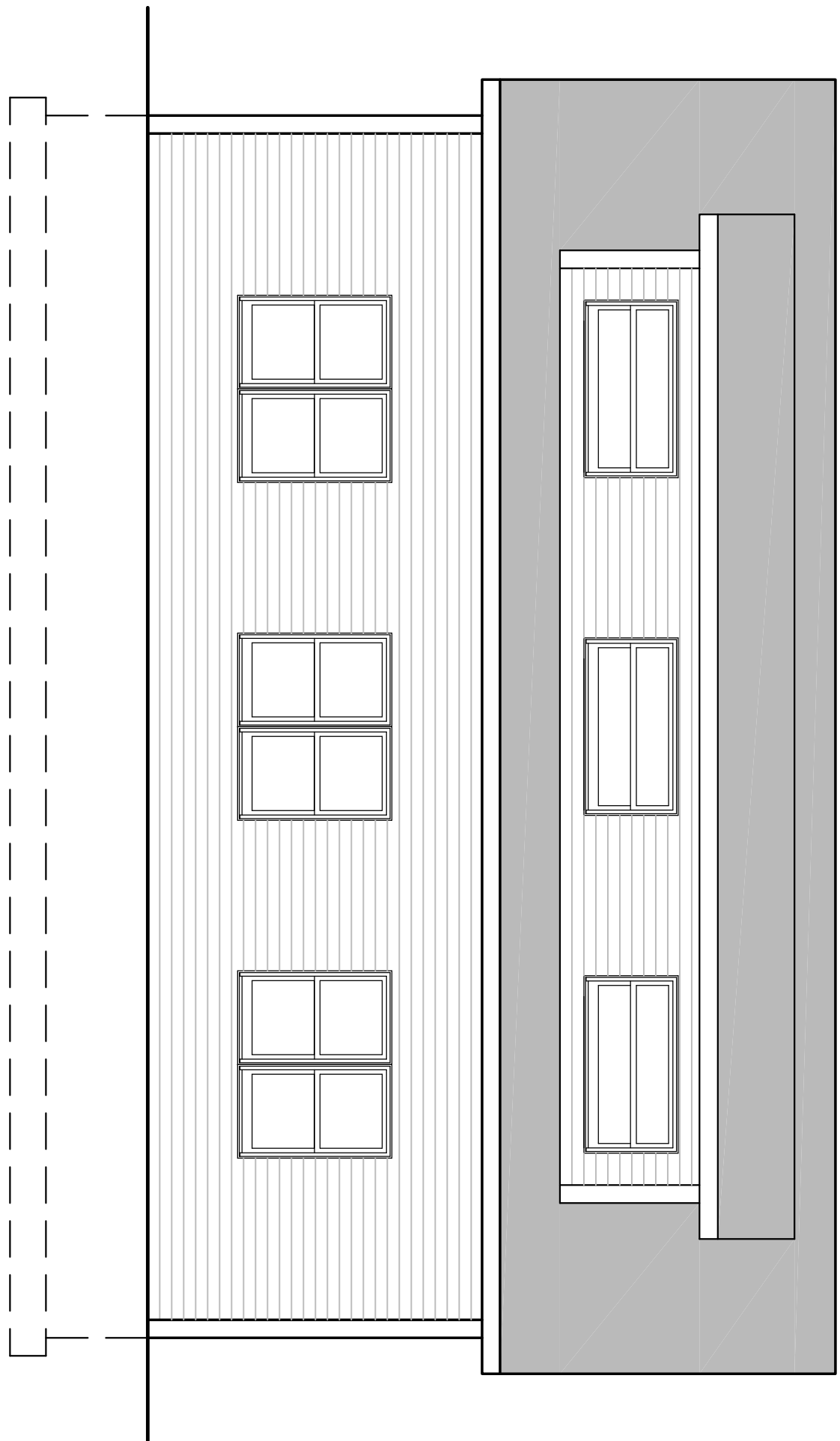
**EAST ELEVATION**

SCALE: 1/4" = 1'-0"



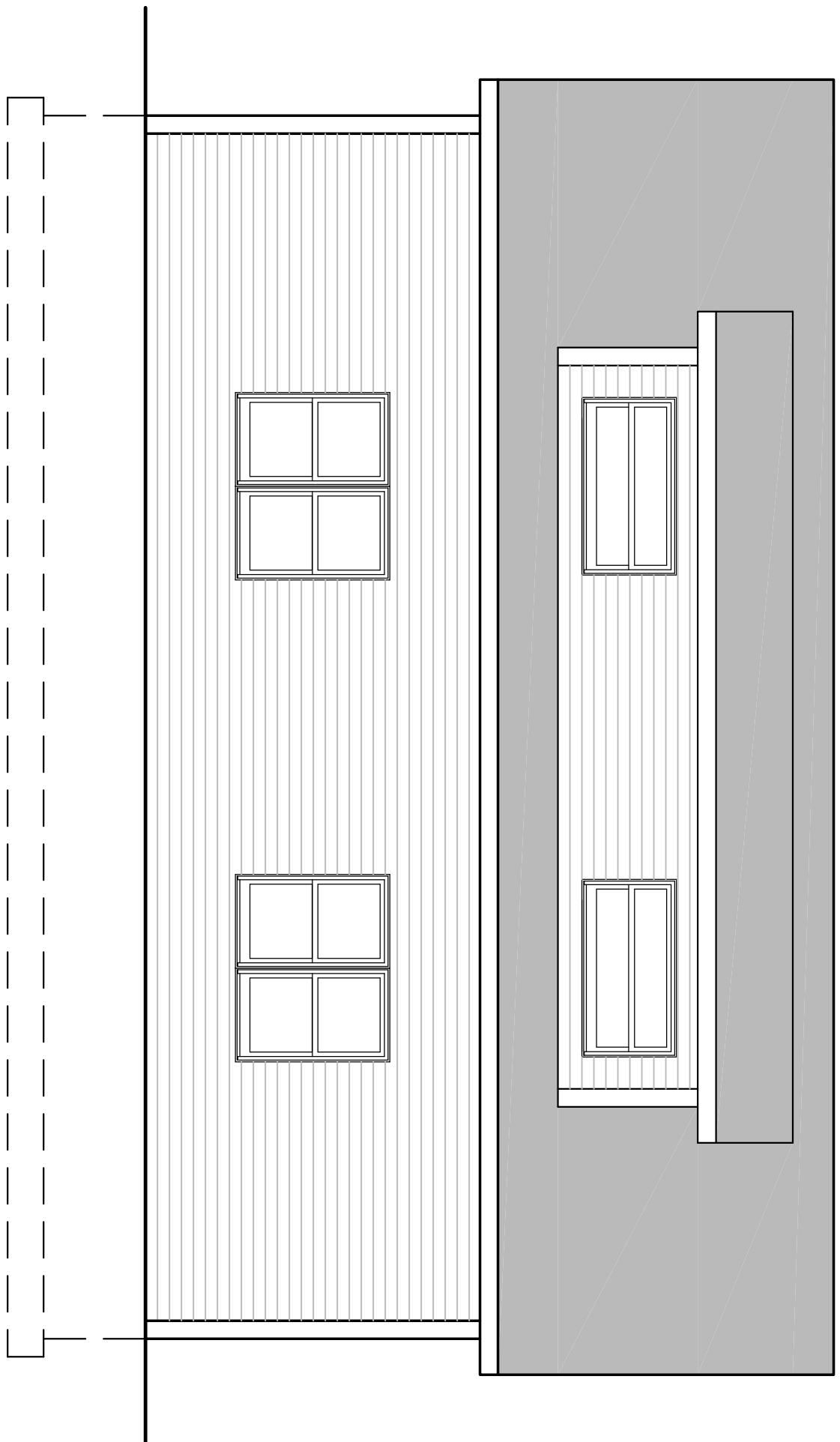
**WEST ELEVATION**

SCALE: 1/4" = 1'-0"



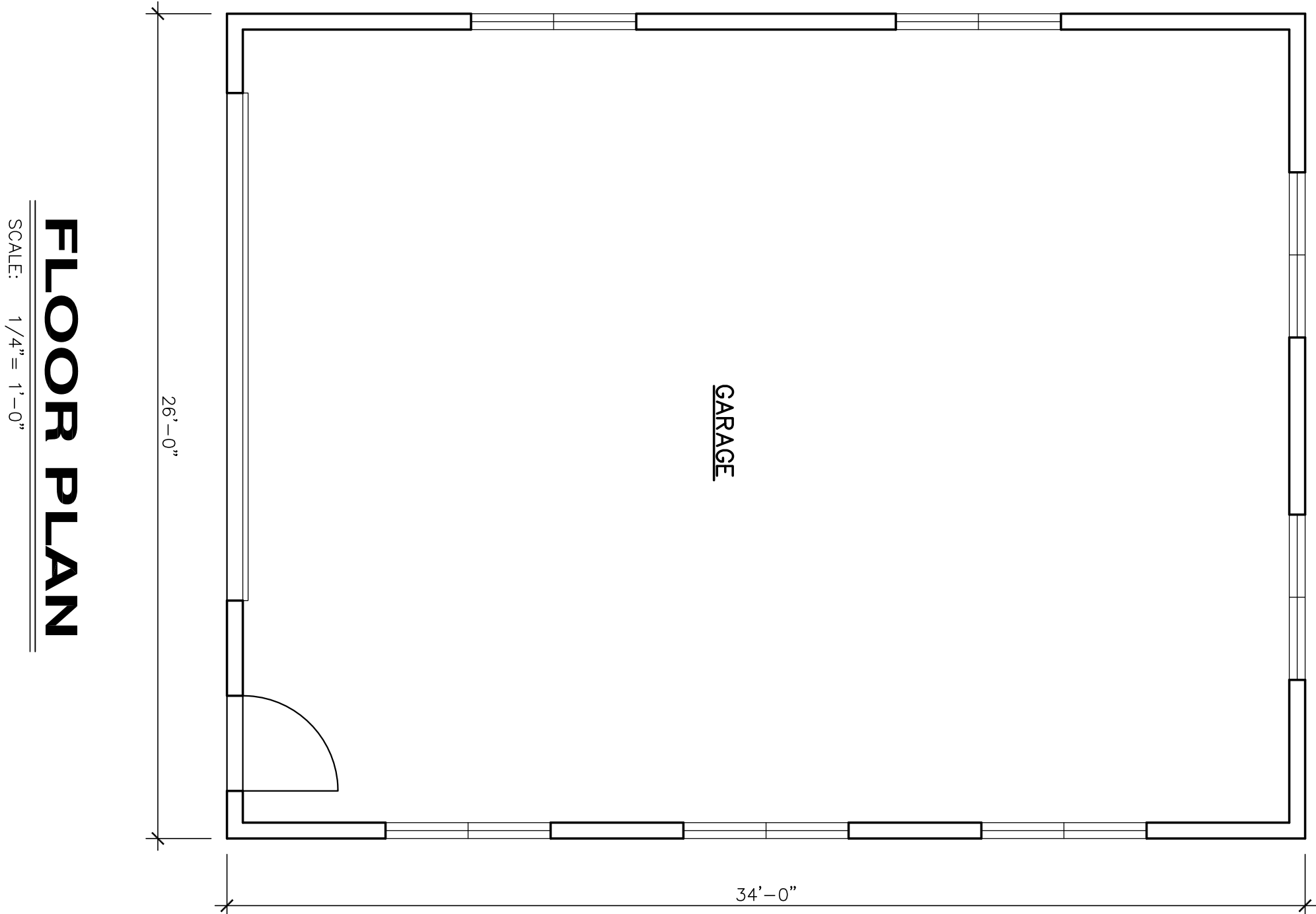
**NORTH ELEVATION**

SCALE: 1/4" = 1'-0"



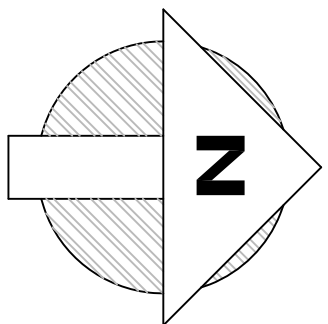
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0"



**FLOOR PLAN**

SCALE: 1/4" = 1'-0"



<b>PROPOSED GARAGE FOR:</b> <b>GREGORY CIMMS</b>				<b>EDMOND G. LOEDY, ARCHITECT P.C.</b>			
11 N MAEBETTSVILLE ROAD MILLBROOK, NY 12545				P.O. BOX 196, 24 WASHINGTON AVE MILLBROOK, N.Y. 12545			
INFO@EDLOEDYARCHITECT.COM				TEL:607-5592			
DATE: 7/15/22				SCALE: AS NOTED			
DRAWN BY: D.M.H.				CKD: E.G.L.			
REFERENCE NORTH				<b>2211</b>			
				<b>DD-1</b>			