

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| Part 1 – Project and Sponsor Information | | | |
|--|--|--|--|
| Name of Action or Project: Apollo Fields | | | |
| Project Location (describe, and attach a location map): 515-517 N. Mabbettsville, Road Millbrook, NY 12545 | | | |
| Brief Description of Proposed Action: Accessory apartment over a 6-car garage and package receiving room. | | | |
| Name of Applicant or Sponsor: Daniel Contelmo | | Telephone: 845-214-0802 E-Mail: dan@dtcarchitects.com | |
| Address: 30 Croft Road | | | |
| City/PO: Poughkeepsie | | State: New York | Zip Code: 12603 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | | NO <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: T.O. WASHINGTON BUILDING PERMIT | | | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 62.3 acres | |
| b. Total acreage to be physically disturbed? | | _____ acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 449.6 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland Livestock, products, horsefarm, field crops | | | |

| | NO | YES | N/A |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | | | |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>NEW WELL</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>NEW SEPTIC SYSTEM</u> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | | | |

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

- Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

| NO | YES |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

16. Is the project site located in the 100-year flood plan?

| NO | YES |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment: _____

| NO | YES |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe: _____

| NO | YES |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe: _____

| NO | YES |
|-------------------------------------|--------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Daniel Contelmo Date: July 13, 2022
Signature: *Daniel Contelmo* Title: Registered Architect

Project: Date:

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

| | No, or small impact may occur | Moderate to large impact may occur |
|--|---|--|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway? | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | <input type="checkbox"/> | <input type="checkbox"/> |
| a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

| | |
|---|--|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. | |
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. | |
| _____ Name of Lead Agency | _____ Date |
| _____ Print or Type Name of Responsible Officer in Lead Agency | _____ Title of Responsible Officer |
| _____ Signature of Responsible Officer in Lead Agency | _____ Signature of Preparer (if different from Responsible Officer) |

PRINT FORM



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 7/28/2020
Time Recorded: 11:35 AM

SHAWN B PRATT ESQ
PO BOX 1238
MILLBROOK, NY 12545

Document #: 02 2020 2838

Received From: NORTH RIVER ABSTRACT

Grantor: LIGHTNING TREE FARM TRUST
Grantee: APOLLO MILLBROOK TRUST

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$195.00
Transfer Tax Amount: \$8,680.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 7181

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: aco
Receipt #: 18451
Batch Record: 158

Bradford Kendall
County Clerk



0220202838

**Bargain and Sale Deed
With Covenant Against Grantor's Acts**

Handwritten:
40.
12/15/20
12/15/20
12/15/20

THIS INDENTURE, made on the 12th day of July, 2020

BETWEEN

Christopher W. Johnson, as Trustee of the Lightning Tree Farm Trust, having an address of 132 Andrew Haight Road, Millbrook, NY 12545, ✓

party of the first part, and

Shawn B. Pratt, as Trustee of the Apollo Millbrook Trust, having a mailing address c/o Shawn B. Pratt, Esq., 3304 Franklin Avenue, PO Box 1238, Millbrook, NY 12545, ✓

party of the second part.

WITNESSETH, that the party of the first part, in consideration of Two Million One Hundred Sixty-Nine Thousand Seven Hundred Eighty-Six and 00/100 Dollars (\$2,169,786.00), lawful money of the United States, paid by the party of the second part, 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 described in Schedule "A" hereto and made a part hereof. ✓

BEING the same premises conveyed to Christopher W. Johnson, Trustee of the Lightning Tree Farm Trust, by deed from Elizabeth Ross Johnson & Christopher W. Johnson, as Trustees of the Elizabeth Ross Johnson Amended and Restated Revocable Trust Indenture, dated December 20, 2012 and recorded December 24, 2012 as Document No. 02 2012 6056 in the Dutchess County Clerk's Office.

Subject to all covenants, conditions, easements, and restrictions of record.

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.

SCHEDULE "A" DESCRIPTION

Tax Grid Number 135889-6866-00-262814-0000

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, bounded and described as follows:

BEGINNING at a point marked by a steel pin set at the westerly line of North Mabbettsville Road, also known as County Road #98, said point marking the division line between the herein described parcel and lands of John W. Hanes, described in Liber 646 of Deeds at page 421; thence along the westerly side of North Mabbettsville Road, S 30° 23' 19" W 693.51 feet, S 30° 02' 35" W 440.06 feet, S 27° 58' 32" W 241.17 feet, southerly on a curve to the left of radius 980.37 feet, an arc length of 336.57 feet, S 8° 18' 20" W 254.80 feet, southerly on a curve to the right of radius 2839.93 feet, an arc length of 384.14 feet and S 16° 03' 20" W 238.41 feet to a point marked by a steel pin set, being southeasterly corner of the herein described parcel, thence along lands of Okolowicz, described in Liber 1533 of deeds at page 198, S 80° 33' W 553.68 feet, S 78° 17' 20" W 113.96 feet, S 80° 25' 30" W 120.43 feet, S 79° 55' W 125.61 feet to a steel pin set at the intersection of stone fences, N 3° 01' 20" W 240.56 feet, N 13° 05' 29" W 299.60 feet to a steel pin and N 86° 16' 26" W 1831.50 feet to an iron pipe, thence along lands of Spagnola, described in Liber 1292 of Deeds at page 867, N 6° 34' 21" E 541.17 feet to a steel pin; thence along other lands of Fresne, N 5° 24' 43" E 917.81 feet to a steel pin, thence along lands now or formerly of Cornelia M. Bontecou, S 81° 53' 02" E 902.47 feet to a steel pin, N 5° 09' 25" E 244.00 feet to a steel pin and N 81° 52' 50" W 901.39 feet to a steel pin; thence along other lands of Fresne, in part, and lands of Jarvis, in part, N 5° 24' 43" E 1190.65 feet to a steel pin; thence along lands of Mollella, described in Liber 1348 of Deeds at page 155, N 65° 02' 20" E 55.92 feet, N 41° 55' E 334.38 feet, N 38° 05' 10" E 91.93 feet and N 10° 50' 20" W 60.92 feet to a point at the southerly side of Shunpike, also known as County Road #57; thence along the same N 75° 06' 20" E 62.77 feet, N 78° 05' 07" E 258.94 feet, N 80° 49' 40" E 178.80 feet, N 88° 11' 30" E 90.64 feet, N 82° 38' 30" E 83.38 feet, N 67° 22' 10" E 84.59 feet, N 43° 47' 10" E 50.45 feet, N 33° 33' E 58.99 feet, N 45° 23' 30" E 67.37 feet, N 56° 15' 30" E 133.35 feet, N 62° 52' 50" E 97.62 feet, N 60° 38' 55" E 264.32 feet, N 70° 34' E 66.76 feet, N 89° 29' 40" E 146.04 feet, S 85° 53' 40" E 92.22 feet, S 70° 17' E 191.10 feet, S 58° 36' 10" E 88.87 feet, S 48° 01' 50" E 130.53 feet, S 57° 27' E 229.13 feet and S 59° 17' 10" E 144.28 feet to a steel pin; thence along lands of John W. Hanes, S 16° 03' 57" W 434.88 feet, S 17° 49' 27" W 330.75 feet, S 12° 51' 35" W 221.92 feet, S 27° 58' 10" W 146.35 feet, S 33° 29' 25" W 229.92 feet to a steel pin, S 81° 00' 30" E 198.79 feet, S 79° 33' 40" E 330.27 feet, S 81° 59' 20" E 274.32 feet, S 85° 47' 10" E 95.53 feet, S 82° 19' 48" E 417.55 feet and S 81° 26' 10" E 154.17 feet to the point or place of **BEGINNING**.

EXCEPTING THEREFROM, the following described parcel:

BEGINNING at a point at the westerly assumed road line of North Mabbettsville Road, also known as County Road # 98, said point being the northeasterly corner of the herein described parcel and being located S 30 deg 23' 19" W 693.51 feet, S 30 deg 02' 35" W 440.06 feet, S 27 deg 58' 32" W 241.17 feet and southerly on a curve to the left of radius 980.37 feet an arc length of 15.00 feet from the southeasterly corner of lands of Frank S. Gilligan described in Liber 1929 of Deeds at page 488, said point also marking the northeasterly corner of lands of Elizabeth Ross Johnson described in Liber 1555 of Deeds at page 229; thence along the westerly assumed road line of North Mabbettsville Road, southerly on a curve to the left of radius 980.37 feet an arc length of 321.57 feet, S 8 deg 18' 20" W 254.80 feet, southerly on a curve to the right of radius 2839.93 feet an arc length of 384.14 feet and S 16 deg 03' 20" W 215.41 feet to a point; thence through lands of Elizabeth Ross Johnson described in Liber 1555 of Deeds at page 229 on lines of no physical bounds, S 85 deg 40' 00" W 708.61 feet, N 2 deg 32' 00" W 199.99 feet, N 63 deg 51' 00" W 179.30 feet, N 4 deg 01' 00" W 529.30 feet, N 11 deg 53' 00" E 675.40 feet and S 75 deg 19' 00" E 1084.50 feet to the point or place of beginning.