

May 13, 2021

Chairman Paul Schwartz
Town of Washington Planning Board
10 Reservoir Dr.
Millbrook, NY 12545

*Re: Bancroft Subdivision – Modified Common Access Drive For Lots 2-4
407 Verbank Road, Town of Washington
Chazen Project # 50626*

Dear Chairman Schwartz:

As discussed at the May 4, 2021 Planning Board meeting, the Town of Washington Planning Board originally approved the Bancroft Farm Subdivision in 2010 and the subdivision was filed under File Map # 12316, dated July 8, 2010. The Applicant, Mr. Ron Romeo, subdivided the 137.89± acre parcel into 4 individual parcels. The four parcels are identified below including their acreage.

- Lot 1 Tax Parcel 6664-00-388055, 11.57 acres (407 Verbank Road)
- Lot 2 Tax Parcel, 33.08 acres.
- Lot 3 Tax Parcel 6664-00-224132, 46.70 acres.
- Lot 4 Tax Parcel 6664-00-187030, 46.54 acres.

Lot 1 was served by the original parcel access for the 137.89-acre parcel and a common driveway was constructed to serve Lots 2, 3, and 4 as depicted on Filed Map 12316. The access drive traversed Lot 1 via an easement.

At same meeting referenced herein, the Planning Board was reminded that Mr. Romeo reappeared before the Planning Board in 2011 to relocate the point of access along Verbank Road and alignment of the common driveway as it traversed Lot 1. This was approved by the Planning Board, as depicted on Filed Map 12316A, dated April 13, 2011 (attached). This resulted in the common driveway access from Verbank Road being shifted 350-feet to the north.

Mr. Romeo removed the existing single-family home, barn, cottage, pool and several outbuildings on Lot 1 and constructed a new residence following the relocation of the common access drive.

AS you are aware, in December 2020, Mr. Romeo sold his residence located at 407 Verbank Road (Lot 1) 1 to Mr. Daniel Brenhouse. As part of the sale, Mr. Brenhouse requested and Mr. Romeo agreed to relocate the common driveway serving Lots 2, 3, and 4 on Lot 1 so it no longer traverses parallel to the residence on Lot 1. Mr. Brenhouse would then abandon his existing driveway location (northern most portion of his property) and utilize the existing point of access from Verbank Road associated with the current common driveway.

As our April 16, 2021 submittal depicted and our office explained during the May 4, 2021 Planning Board meeting, the point of access from Verbank Road is in the approximate location as originally approved in 2010. The length of access drive being proposed is equivalent to the length of existing access drive to be topsoiled, seeded, and mulch so there will be no increase in impervious area or runoff. The point of connection to the existing driveway is within 110-feet to 140-feet of existing on-sit wetlands. The current common access driveway bifurcates the wetlands in questions as it navigates to the rear lots.

Our office met with the Town of Washington Highway Superintendent, Joseph Spagnoia, on February 24, 2021 at the property to review the point of access and relocated portion of the common access driveway on Lot 1. He found our proposal acceptable.

As requested by the Planning Board at the May 4, 2021 meeting, our office has updated the attached "Revised Common Driveway Plan for Lot 1," to depict the requested bearings and distances; silt fencing to protect wetlands, as well as provided a copy of the Amended Declaration of Restrictive Covenants

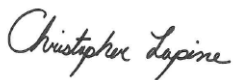
The impacts associated with the proposed common driveway modifications are minimal and less than an acre of disturbance. Our office has attached the following for your review and consideration:

- (10) Short Form Environmental Assessment Form
- (10) Site Plan Permit Application
- (10) Wetland Permit Application
- (10) Revised Common Driveway Plan Lot 1
- (10) Amended Declaration of Restrictive Covenants
- (10) Deed for Lot 1
- (10) Filed Map 12316, dated July 8, 2010.
- (10) Filed Map 12316A, dated April 13, 2011- Modified Common Driveway
- (1) Application Fee \$600
- (1) Escrow Fee \$750

We are looking forward to discussing the project at the public hearing scheduled for June 1, 2021. Should you have any questions, please feel free to contact me at clapine@chazencompanies.com or 914-474-0472 .

Thank you.

Sincerely,



Christopher Lapine, P.E.
Principal

cc: Mr. Daniel Brenhouse
Mr. Ron Romeo