

Town of Washington Planning Board Resolution  
Amended Subdivision Approval

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In the Matter of Bancroft Farm Subdivision (Romeo) for Amended Approval

Town of Washington Planning Board (herein, the “Planning Board”) member

\_\_\_\_\_ offered the following Resolution, which was seconded by member  
\_\_\_\_\_ as follows:

**WHEREAS**, the Planning Board granted final subdivision approval to Ron R. Romeo by Resolution dated June 1, 2010 for a four lot subdivision for property located on Verbank Road known as the Bancroft Farm Subdivision; and

**WHEREAS**, the Planning Board then granted an Amendment to said approval by Preliminary and Final Resolutions dated March 1, 2011 which authorized the then owner to re-configure the common driveway at the intersection of Verbank Road and which required the then owner to amend a Private Road Easement and Maintenance Agreement which had been recorded with the Dutchess County Clerk in relation thereto; and

**WHEREAS**, the ownership of the four lots created by the subdivision is now as follows:

Lot 1, known as 407 Verbank Road, Parcel Grid ID # 135889-6664-00-388055-0000, consisting of 11.57 acres of land, owned by Daniel Brenhouse and Anais Hausvater;

Lot 2, known as Verbank Road, Parcel Grid ID # 135889-6664-00-346113-0000, consisting of 33.08 acres of land, owned by R D Farmland, LLC;

Lot 3, known as Verbank Road, Parcel Grid ID # 135889-6664-00-224132-0000, consisting of 46.70 acres of land, owned by Ronde Farms LLC; and

Lot 4, known as Verbank Road, Parcel Grid ID # 135889-6664-00-187030-0000, consisting of 46.54 acres of land, owned by RDR Mainland North LLC (herein collectively, the “Owners”); and

**WHEREAS**, the Owners have filed an Application and an Amended Application seeking a further amendment for the subdivision to re-locate the common driveway on Lot 1 which serves Lot 2, Lot 3 and Lot 4: and

**WHEREAS**, a final map, prepared by The Chazen Companies, bearing last revision date of \_\_\_\_\_, 2021, has been submitted, and accepted; and

**WHEREAS**, wetlands were delineated and shown on the map and the Planning Board has confirmed that all site disturbance will occur outside of the buffer for such wetlands; and

**WHEREAS**, the final map was amended to show double rows or silt fencing for soil erosion and sediment control purposes, and the site disturbance is less than one acre; and

**WHEREAS**, the Highway Superintendent and the Fire Chief have verbally approved the new location for the common driveway; and

**WHEREAS**, the Planning Board held a public hearing on June 1, 2021 via “Zoom”; and

**WHEREAS**, the Planning Board classified the action as an Unlisted Action and issued a Negative Declaration pursuant to the State and Environmental Quality Review Act; and

**WHEREAS**, no recreation fees will be imposed since no new lots are being created; and

**WHEREAS**, the final map meets all codes and regulations regarding setbacks, lot sizes, and other applicable regulations, codes and laws; and

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

- (a) Complete payment of appropriate fees to the Town and reimbursing the Town’s consulting costs.
- (b) Amendment of the Declaration of Private Road Easement and Maintenance Agreement currently on file with the Dutchess County Clerk to confirm current ownership of the four lots, to confirm that the private road is now to be used for ingress and egress by the owners of Lots 2, 3 and 4 (not including Lot 1) and to update the management and cost allocation provisions to apply only to Lots 2, 3 and 4. Said amended document shall be approved by the attorney for the Planning Board before it is filed with the Dutchess County Clerk.

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

	YEA	NAY
Chairman Schwartz	_____	_____
Member Cornell	_____	_____
Member Spence	_____	_____
Member Jorgensen	_____	_____
Member Drury	_____	_____
Member Kulpa	_____	_____
Member Meaney	_____	_____

Dated: Millbrook, New York  
August 3, 2021

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Debbie Wright, Planning Secretary  
Town of Washington Planning Board