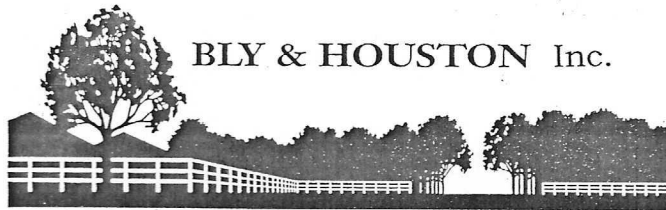


HARRY J. BLY L.S.
(1935-2008)

PO BOX 629
NINE ELM DRIVE
MILLBROOK, NY 12545



LAND SURVEYORS, PLANNERS

BRIAN M. HOUSTON L.S.

TEL (845) 677-5619
FAX (845) 677-6117
EMAIL. blyandhouston@aol.com

Paul Schwartz
Chairman Town of Washington Planning Board
PO Box 667
Millbrook, NY 12545

August 21, 2021

Re: Bontecou Two Subdivision, 979-981 Shunpike, Tax Id: 6867-00-385177-00

Dear Chairman Schwartz and Planning Board Members,

Please accept this subdivision application for the property referenced above, owned by Gayle Bontecou, located in the RR-10 and LC zoning districts.

This is a proposed 2 lot subdivision of a 316 +/- acre parcel of land located on the north side of the Shunpike and the east and west side of Ludlow Road. The proposal would create Lot A consisting of 20.61 acres which would have 2 houses a garage and 6 barns. Lot B would consist of 296 +/- acres of land which is vacant land except for a small barn located at the west side of Ludlow Road and the north side of the Shunpike. There is no development planned as part of this subdivision, all structures are existing.

We look forward to discussing the project at the next planning board meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Houston", with a horizontal line extending to the right.

Brian Houston L.S.

Town of Washington Planning Board
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan

X

Preliminary Subdivision

X

Final Subdivision

Lot Line Revision

Site Plan

Special Use Permit

Name of Subdivision or Site Plan:

BONTECOU TWO
SUBDIVISION

Detailed Description of Proposed Activity:

2 LOT SUBDIVISION OF 316 AC LOT, CREATING A 20.61 ACRE PARCEL
WHICH HAS 2 HOUSES AND BARN AND CREATING A 296 ACRE
PARCEL THAT IS VACANT FARMLAND

Name of Applicant(s): GAYLE BONTECOU

Address: 3 BONTECOU ROAD, CLINTON CORNERS, NY 12514

Telephone: 868-1975

Email address _____

Name and Address of Record Owner(s): SAME

Tax Map Number of all parcels: 6867-00-385177

1) Application Data for All Applications:

a) Total acreage involved in application: 316 AC

- b) Total contiguous acreage controlled by applicant/owner: 910 Ac
- c) Total number of existing structures: 9
- d) Type of existing structures: 2 HOUSES, 7 BARNs
- e) Total square footage of all new construction: —
- f) Estimated value of new construction or addition: —
- g) Type of construction or activity proposed: (Check all that apply)

New Construction: Residential Commercial Institutional
 Expansion: Residential Commercial Institutional
 Home Occupation:
 Change in Use:
 Other:

h) Data for Subdivision and Lot Line Applications Only:

- i) Total number of lots proposed: 2
- ii) What is the size of the smallest lot proposed? 20.61 Ac
- iii) What is the size of the largest lot proposed? 296 Ac
- iv) Number of private driveways proposed: —
- v) Number of common driveways proposed: —
- vi) Maximum number of lots serviced by a common driveway: —

2) Property Data for All Applications:

- a) Attach a copy of the current deed and any easements affecting the property to this application.
- b) Zoning District: RR-10 & LC ZONE

1. Shall include lands owned by family members of the applicant, and any corporation(s), partnership(s), limited liability company(ies) or other entities in which the applicant has an interest.

c) Are there agricultural and/or forestry exemptions affecting the property?

No _____ Yes If yes, please list in detail:

AGRICULTURAL EXEMPTION

d) Subdivision/Line Line Applications Only

i) Preliminary Plat includes 316 acres and tentatively includes 2 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is 0 (define measure: acres/square feet).

ii) Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No Yes _____. If yes, please list in detail:

iii) Does subdivider intend to submit a single subdivision plat for filing with County Clerk for all property in the Preliminary Plat? Yes No _____. If no, state the number of sections to be filed _____.

Name and Address of Professional Engineer: _____

Telephone: _____

Email

Name and Address of Licensed Land Surveyor: BRIAN HOUSTON L.S.

Telephone: _____

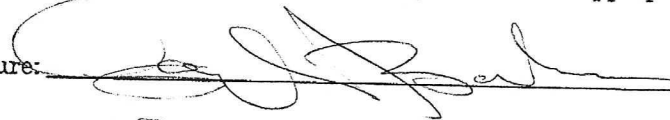
Email

Name and Address of Attorney: _____

Email

Telephone: _____

The signature of the Owner or Agent of the Owner below shall mean that the applicant is familiar with and will comply with the requirements of the Town Zoning Law, the Town Subdivision Regulations and any additional of amendments therein and other appropriate Town ordinances and regulations.

X Applicant Signature:  _____

X Date: Aug. 19 2021 _____

Other 2p
55
13.0
~~14.5~~

THIS INDENTURE, made on the 2nd day of November, 2020

BETWEEN

JESSE M. BONTECOU, residing at 3 Bontecou Drive, Clinton Corners, NY 12514, party of the first part, and

JESSE M. BONTECOU and GAYLE BONTECOU, husband and wife, both residing at 3 Bontecou Drive, Clinton Corners, NY 12514, party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE AND 00/100 (\$1.00) DOLLARS, lawful money of the United States, actual consideration 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 Towns of Stanford and Washington, County of Dutchess, State of New York, bounded and described as follows:

- (a) Tax Grid No. 6867-00-642484, known as 198 Shuman Road;
- (b) Tax Grid No. 6867-00-352416, known as 381 Ludlow Woods Road, consisting of approximately 172.54 acres of vacant land;
- (c) Tax Grid No. 6867-00-685658, known as 230 Shuman Road, consisting of approximately 233.7 acres of vacant land;
- (d) Tax Grid No. 6867-00-385177, known as 979-981 Shunpike, including the buildings and structures on the property;
- (e) Tax Grid No. 13500-6867-00-291802, known as 315 Shuman Road, containing approximately 238.6 acres of vacant land;
- (f) Tax Grid No. 6767-00-972535, known as 170 Ludlow Woods Road, containing approximately 56.0 acres of vacant land.

The above-entitled premises is conveyed:

- (a) Subject to any state of facts an accurate survey may disclose;
- (b) Subject to zoning restrictions or ordinances;
- (c) Subject to and/or together with any restrictions of record, utility easements and other easements of record; rights of way; and rights of the public and others to any portion of land lying within a roadbed.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and road 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,

DISCLOSURE OF BUSINESS INTEREST

State of NY }
County of Dutchess } ss:

COAYLE BANTECOU being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients, or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

NONE

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

NONE

3. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Coyle Bantecou
Agent/Owner

Agent/Owner

Susan M. Marshall
Notary Public

SUSAN M. MARSHALL
Notary Public, State of New York
Reg. No. 01MA6197676
Qualified in Dutchess County
My Commission Expires 12/01/2024

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of NY }
County of Dutchess } ss:

COYLE BONTECOU being duly sworn, deposes and says:

1. That he/she resides at 3 BONTECOU ROAD, CLINTON CORNERS in the County of DUTCHESS and the State of NEW YORK. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize BRIAN HOUSTON L.S. of BLY AND HOUSTON LAND SURVEYORS, to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
4. That he/she understands that the Town of Washington Planning Board intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Coyle Bontecou
Applicant/Owner

~~Applicant/Owner~~

Susan M. Marshall
Notary Public

SUSAN M. MARSHALL
Notary Public, State of New York
Reg. No. 01MA6197676
Qualified in Dutchess County
My Commission Expires 12/01/2024

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: BONTECOU TWO SUBDIVISION			
Project Location (describe, and attach a location map): 979-981 SHUNPIKE, MILLBROOK NY			
Brief Description of Proposed Action: PROPOSED 2 LOT SUBDIVISION, CREATING A 20.61 ACRE LOT FROM A 316+/- ACRE PARCEL OF LAND LOCATED ON THE NORTH SIDE OF THE SHUNPIKE, IN THE TOWN OF WASHINGTON. LOT A (20.61 ACRE PARCEL) WILL HAVE 2 EXISTING HOUSES, GARAGE AND BARNs LOCATED ON IT AND LOT B (296+/- ACRE PARCEL) TO REMAIN VACANT FARMLAND.			
Name of Applicant or Sponsor: GAYLE BONTECOU		Telephone: 845-868-1975	
Address: 3 BONTECOU ROAD		E-Mail:	
City/PO: CLINTON CORNERS, NY 12514		State: NY	Zip Code: 12514
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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 316+/- acres b. Total acreage to be physically disturbed? _____ 0.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 910+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

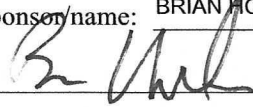
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<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? Name: Bontecou Lake, Reason: Protect migratory & nesting birds, Agency: Stanford, Town of, Date: 4-8-87	NO	YES	
If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ EXISTING DRILLED WELL _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ EXISTING INDIVIDUAL SEPTIC SYSTEM _____	<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?	NO	YES	
	<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?	NO	YES	
	<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:		
<input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> 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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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: BRIAN HOUSTON L.S. Date: 8-23-21		
Signature:  Title: LAND SURVEYOR		

Town of Washington Planning Board
Agricultural Data Statement

In accordance with §283-a of the New York State Town Law and §305-a of the Agriculture and Markets Law, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): COAYLE BUNTECOU

Address: 3 BUNTECOU ROAD, CLINTON CORNERS NY 12514

Telephone: 868-1975

Description of the Project: 2 LOT SUBDIVISION CREATING A 2061 AC LOT AND A 296 VACANT LOT

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan Preliminary Subdivision X

Final Subdivision X Lot Line Revision

Site Plan Special Use Permit

Project Location: 979 SHUNAKE, MILBROOK NY 12545

Tax Map Number of all parcels: 6867-00-385177

Is any portion of the project site currently being farmed? YES

Is the project site located in an Agricultural District? Yes X No

Who is farming the site? OWNER

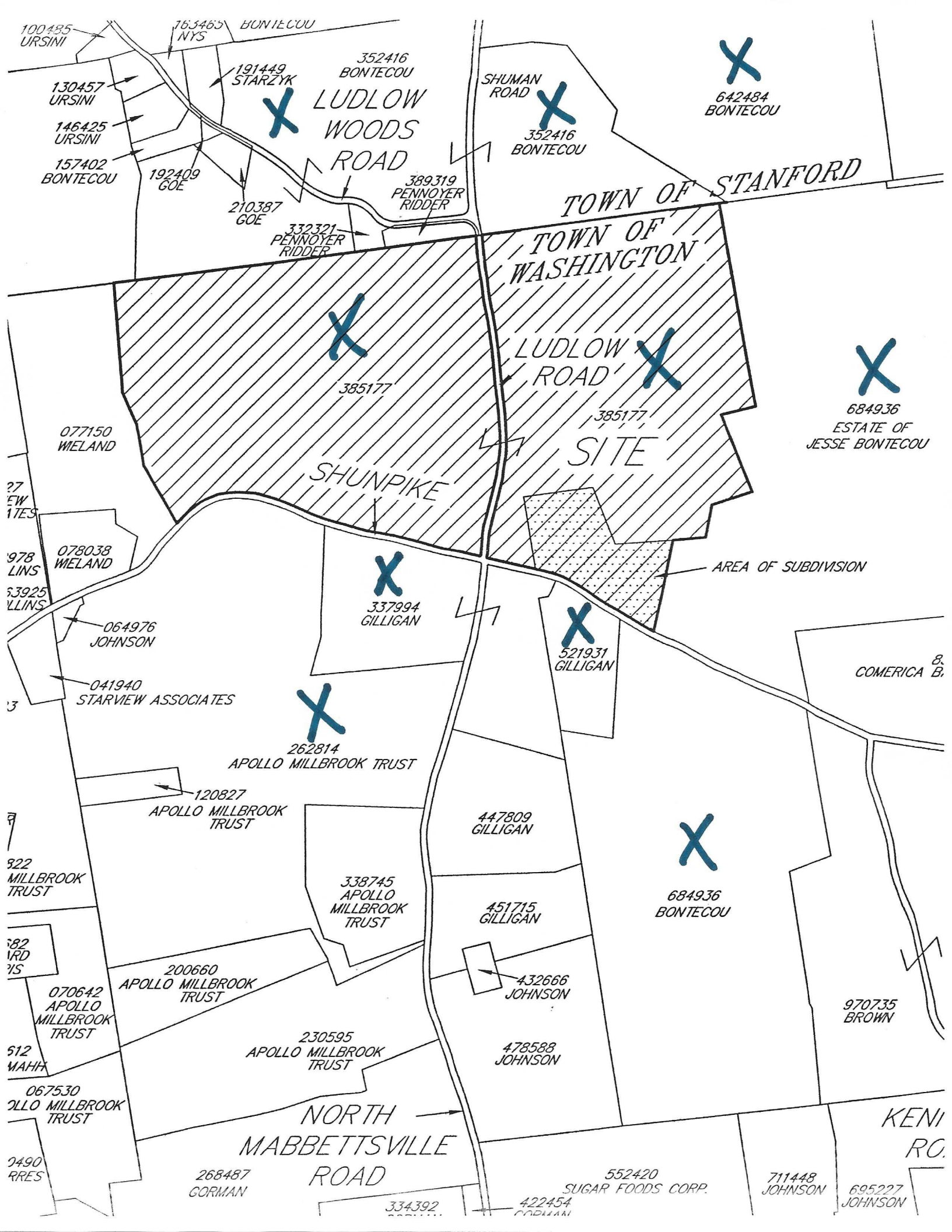
Does the person farming the site: Rent Own X the land?

Attach a list of the names and addresses of the owners of land within an agricultural district containing a farm operation located within 500 feet of the boundary of the project property, and the tax parcel number of the farm parcels. Attach a copy of the tax map and indicate with an "X" the farm parcels within 500 feet of the project property.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: Ben Coayle

Date: 8/21/21



100485
URSINI

763463
NYS

BONTECOU

352416
BONTECOU

191449
STARZYK

SHUMAN
ROAD

642484
BONTECOU

130457
URSINI

146425
URSINI

157402
BONTECOU

192409
GOE

210387
GOE

332321
PENNOYER
RIDDER

389319
PENNOYER
RIDDER

352416
BONTECOU

TOWN OF STANFORD

TOWN OF WASHINGTON

LUDLOW
ROAD

385177

385177

SITE

684936
ESTATE OF
JESSE BONTECOU

077150
WIELAND

27
NEW
LINES

078038
WIELAND

978
LINS
53925
LINS

AREA OF SUBDIVISION

337994
GILLIGAN

521931
GILLIGAN

COMERICA
B.

064976
JOHNSON

041940
STARVIEW ASSOCIATES

262814
APOLLO MILLBROOK TRUST

120827
APOLLO MILLBROOK
TRUST

447809
GILLIGAN

684936
BONTECOU

338745
APOLLO
MILLBROOK
TRUST

451715
GILLIGAN

970735
BROWN

200660
APOLLO MILLBROOK
TRUST

432666
JOHNSON

82
VRD
S

070642
APOLLO
MILLBROOK
TRUST

230595
APOLLO MILLBROOK
TRUST

478588
JOHNSON

512
MAH

067530
APOLLO MILLBROOK
TRUST

NORTH
MABBETTSVILLE
ROAD

KENI
RD.

268487
GORMAN

552420
SUGAR FOODS CORP.

711448
JOHNSON

695227
JOHNSON

9490
RES

334392

422454
GORMAN

1. 6867-00-385177-00 Estate of Jesse Bontecou, 3 Bontecou Dr., Clinton Corners, NY 12514
2. 6866-00-337994-00 Fernanda Gilligan, Trustee, 632 Mabbettsville Rd N,
Millbrook, NY 12545
3. 6866-00-684936-00 Estate of Jesse Bontecou, 1015 Shunpike, Millbrook, NY 12545
4. 6867-00-352416-00 Estate of Jesse Bontecou, 3 Bontecou Dr., Clinton Corners, NY 12514
5. 6867-00-642484-00 Estate of Jesse Bontecou, 3 Bontecou Dr., Clinton Corners, NY 12514
6. 6866-00-262814-Shawn B. Pratt Trustee, P.O. Box 1238 Millbrook , NY 12545
7. 6866-00-521931-00 Fernanda Gilligan, Trustee, 632 Mabbettsville Rd N,
Millbrook, NY 12545



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Parcel Lines
Dutchess County, NY