

Town of Washington Planning Board
Combined Application Form

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan	_____	Preliminary Subdivision	_____
Final Subdivision	_____	Lot Line Revision	_____
Site Plan	_____	Special Use Permit	_____

Name of Subdivision or Site Plan: _____

Detailed Description of Proposed Activity:

Building an accessory residential structure.

Name of Applicant(s): Wilma Cole

Address: 167 Valley Farm Rd

Telephone: 845-677-3139

Email address woodproductsbyalan@gmail.com

Name and Address of Record Owner(s):
same

Tax Map Number of all parcels: 6765-00-274841

1) Application Data for All Applications:

a) Total acreage involved in application: 44.7 AC

JUL 22 2020

- b) Total contiguous acreage controlled by applicant/owner: 44.7
- c) Total number of existing structures: 2
- d) Type of existing structures: house - barn
- e) Total square footage of all new construction: 1891 sq. ft.
- f) Estimated value of new construction or addition: ~~_____~~ \$ 350,000
- 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: NA
 - i) Total number of lots proposed: _____
 - ii) What is the size of the smallest lot proposed? _____
 - iii) What is the size of the largest lot proposed? _____
 - 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. Current deed on file with Assessor's Office. (1902-97 1-23-92)
- b) Zoning District: R-10 AC

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:

Ag - hay production.

d) Subdivision/Line Line Applications Only

i) Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use, (exclusive of roads) is _____ (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: _____

Telephone: _____
Email _____

Name and Address of Attorney: John Gifford

Pough keepsie
Email Jgifford@vandewaterlaw.com

Telephone: 845-677-3139

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.

Applicant Signature: Wilma Cole

Date: 6-8-20

Town of Washington Planning Board
Agricultural Data Statement

In accordance with §288-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): Wilma Cole

Address: 167 Valley Farm Road, Millbrook, N.Y 12545

Telephone: 845-677-3139

Description of the Project: Building an accessory residential structure

APPROVAL REQUESTED FOR: (Check all that apply)

- | | | | |
|-------------------|--------------------------|-------------------------|-------------------------------------|
| Sketch Plan | <input type="checkbox"/> | Preliminary Subdivision | <input type="checkbox"/> |
| Final Subdivision | <input type="checkbox"/> | Lot Line Revision | <input type="checkbox"/> |
| Site Plan | <input type="checkbox"/> | Special Use Permit | <input checked="" type="checkbox"/> |

Project Location: 167 Valley Farm Rd.

Tax Map Number of all parcels: 6765-00-274841

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

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

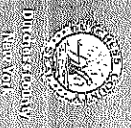
Who is farming the site? Hitchcock Cattle Corp.

Does the person farming the site: Rent Own 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: Wilma Cole Date: 6-17-20



Dutchess County
New York



Parcel Lines

Dutchess County, NY

Scale: 1" = 100 feet
North Arrow

Map Date: 10/20/2011
Map By: [illegible]



ParcelAccess

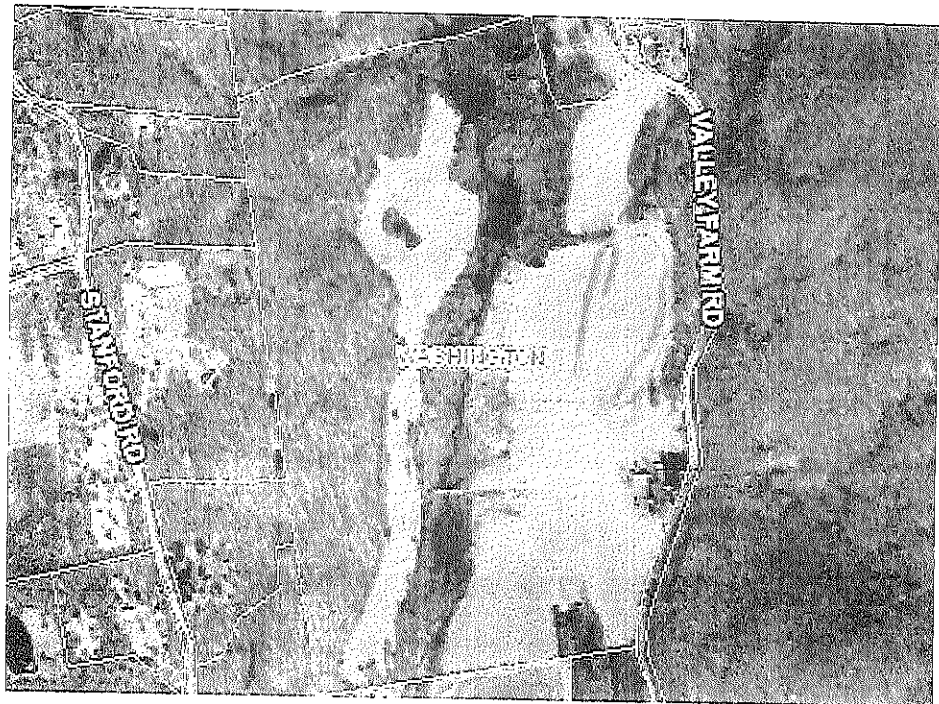
Tentative Roll

Parcel Grid Identification #:
135889-6766-00-284074-0000
Municipality: Washington

Parcel Location
279 Valley Farm Rd

Owner Name on March 1
279 Farms LLC, (P)

Primary (P) Owner Mail Address
117 Broadway
Lynbrook NY 115630000



Parcel Details

Size (acres): 145.60 AC (C)
File Map:
File Lot #:
Split Town

Land Use Class: (120) Agricultural: Field Crops
Agri. Dist.: (1) 21
School District: (135801)

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$1110600	\$1250000	\$802520	\$802520	\$802520	\$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
	1	97	\$ 1288700

Tent. Roll:	Final. Roll:	Valuation:
5/1/2020	7/1/2020	7/1/2019

Last Sale/Transfer

Sales Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$1200000	3/8/2019 12:57:26 PM	22019	1756	(E)	1

Site Information:

Site Number: 1	Sewer Type:	Desirability:	Zoning Code:	Used As:
Water Supply: (2) Private	(2) Private	(2) Typical	RR10	()

Residential Building Information:

Site Number: 1	Year Built:	Year Remod.:	Building Style:	No. Stories:	Sfla:	Overall Cond.:
	1780	0	(08) Old style	1.5	2408	(1) Poor
No. Kitchens:	No. Full Baths:	No. Half Baths:	No. Bedrooms:	No. Fire Places:	Basement Type:	
2	2	0	5	0	(4) Full	
Central Air:	Heat Type:	Fuel Type:	First Story:	Second Story:	Addl. Story:	

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 checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM

Agency Use Only [If applicable]

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 checked="" 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 7-21-20
_____ Print or Type Name of Responsible Officer in Lead Agency Kathina Cole	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

PRINT FORM

TOWN OF WASHINGTON
FEE SCHEDULE
PLANNING BOARD

Applicant's Name: Wilma Cole

Property Address: 167 Valley Farm Rd, Millbrook NY

Fees are made payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type	Amount	Amount Due	Date Paid
SUBDIVISION:			
Preliminary Approval			
Minor: Up to 4 Lots			
Application Fee:	\$750.00		
Fee Per New Lot	\$250.00 per lot		
Final Approval	\$750.00*		
Final Approval			
Up to 4 lots	\$200.00 per lot*		
Recreation Fee			
Per New Lot	\$4,000.00 per lot		
Preliminary Approval			
Major: 5 or more lots			
Application Fee	\$850.00		
Fee Per New Lot	\$250.00		
Final Approval	\$850.00*		
Fee Per New Lot	\$200.00 per lot*		
Recreation Fee Per Lot	\$4,000.00		
Lot Line Change			
Up to 5.99 acres	\$600.00		
6.0 – 15.99 acres	\$900.00		
16.00 or greater	\$1,200.00		
Site Plan	\$600.00		
Special use Permit	\$600.00		paid \$600 7-21-2020
Wetlands Permit	\$600.00		
ESCROW: Due with every application	\$750.00 minimum		

*To be paid whether or not the Planning Board waives the requirements for Final Approval.
Adopted 4/12/18

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of NY }
County of Dutchess } ss:

Wilma Cole being duly sworn, deposes and says:

1. That he/she resides at 167 Valley Farm Rd, Millbrook in the County of Dutchess and the State of New York. That he/she is the Owner / Agent 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 _____, of _____, 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.

Wilma Cole 6/12/20
Applicant/Owner

Wilma Cole
Applicant/Owner

Jane M DuBois 6/12/20
Notary Public

JANE M. DuBOIS
Notary Public, State of New York
Qualified in Dutchess County
No. 4906988
Commission Expires Sept. 28, 2021

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			
Accessory housing			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
167 Valley Farm Rd			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone: 845-677-3139	
Wilma Cole		E-Mail:	
Address:			
167 Valley Farm Rd			
City/PO:		State:	Zip Code:
Millbrook		NY	12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action? _____ 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? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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? 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?	NO	YES	
	<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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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,	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: Wilma Cole Date: 6-9-20

Signature: Wilma Cole Title: owner

PRINT FORM

Charles E. Race
Highway Superintendent
(845) 677-2084 Phone
(845) 677-2085 Fax



Tom Fiore
Building Inspector
Phone (845) 677-8321
Pager (914) 449-9112

Town of Washington
HIGHWAY WORK PERMIT APPLICATION

Name of Applicant Wilma Cole
Address 167 Valley Farm Rd Phone 677-3139
Description of work Accessory Residential Structure
using existing driveway
Date 6-9-20

All authorized work, including restoration, will be completed before a Certificate of Occupancy is issued.

- [1] The work authorized by this permit shall be performed under the supervision and to the satisfaction of the Town Highway Superintendent or his representative.
 - [2] Permittee certified all persons concerned with actual work under this permit are duly covered by Workmen's Compensation Insurance and the State, County and Town shall be held harmless on account thereof.
 - [3] It is agreed that the highway will be restored to its original condition, where disturbed, at the expense of the permittee as soon as the work has been completed.
 - [4] The permittee shall be fully responsible for maintaining the work site within the right of way, including road pavement, shoulders, drainage structures and systems in good condition until authorized permit work has been completed to the satisfaction of the department. No work shall be done to obstruct warning signs, drainage or to divert water course or sluices onto the Town road right of way.
 - [5] The Town shall have the right to select counsel to represent it for the defense of any claim, suit or action arising hereunder, all fees and disbursements for the same to be paid by the permittee herein.
The permittee shall assume all liability for and save the Town, its agents and its employees, harmless from any and all claims for damages, actions or causes of actions arising out of the work to be done herein and the continuing uses by the permittee, including but not limited to the placing, constructing, reconstructing and maintaining utility under this application.
- [I, We] the undersigned, herewith accept the terms and conditions of the regulations as laid down by the Town of Washington and agree to comply fully therewith to the satisfaction of its agents.

Applicant Signature Wilma Cole Date 6-9-20
Approval by [Signature] Date 6/14/20