



*Town of  
Washington*

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545  
845-677-3419

[www.washingtonny.org](http://www.washingtonny.org)

## AREA VARIANCE APPLICATION FORM

### APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

#### REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6766-00-053619-0000
Property Street Address	620 Stanford Road
Number of Acres	2.03 ac
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property.	One family residence
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES _____ X _____ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	_____ YES _____ X _____ NO
Is this application being made for a violation that currently exists on the property?	_____ YES _____ X _____ NO If YES, the application fee is double.

#### OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Lea G Cornell and James Cornell
Record Owner Mailing Address	620 Stanford Road Millbrook NY, 12545
Record Owner Email Address	leacornell88@gmail.com jccornell54@gmail.com
Record Owner Phone Number	1-203-731-1956

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	Micheal J. Sloan, AIA
Business Name of Applicant	Sloan Architects, PC
Applicant Mailing Address	PO Box 373/ 42 North Ave Millbrook, NY 12545
Applicant Email Address	msloan@sloanarch.com
Applicant Phone Number	1-845-677-5640

*Please check to specify who you wish correspondence to be e-mailed to, from the above names:*

☐ Applicant/Owner(s)  
☒ Authorized Representative

### SUMMARY OF AREA VARIANCE REQUEST

Addition to an existing garage on an existing non-conforming lot that predates current zoning code (Built 1964). This request is for an 89.2 feet variance to the side yard setback- to the shed

### DESCRIPTION OF HARDSHIP

**A Variance to the Zoning Ordinance is requested for the following five (5) reasons:**

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The garage addition is to the rear of the building and will not affect the character or aesthetic condition of the street/neighborhood.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

This proposed design is the most simple solution to enlarge the garage floor area with hardly any alteration to the existing. They will remain as is. The addition will be built 13'-0" out from the existing end wall.

3. The amount of relief requested is not substantial because:

Relief is not substantial because existing lot is non-conforming.

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4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The addition is on the back of the house and not visible from the road.

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5. Has the alleged difficulty been self-created? \_\_\_\_\_ Yes, or   X   No

Why:

Existing structure and lot predates May 13, 1971

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## DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

### For Demolition of Existing Building Areas

Please describe area being removed:

Existing front deck, and back deck to be demolished and replaced.

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### New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

Garage Extension: +/- 13'-0" long X 13'-0" wide; Bathroom Addition: +/- 15'-0" long X 13'-0" wide

Dimensions of new second floor:

n/a

Dimensions of floor above second level:

n/a

Height (from finished ground to top of ridge):

Garage Extension: +/- 13'-11"; Bathroom Addition: +/- 11'-4"

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Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:  
n/a

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction- Addition to existing garage  
- Replace front deck with screened in porch  
Please describe building areas: - Replace back deck with new

Number of Floors and General Characteristics BEFORE Alterations:

Garage, 1 floor

Front deck, 1 floor, with pergola and steps

Back deck, 1 floor, platform with steps

Number of Floors and Changes WITH Alterations:

Garage, 1 floor, increased parking floor area

Front deck replaced with screened-in porch, 1 floor

Back deck, 1 floor, increased floor area with railing

#### Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:  
+/- 4119 sf

Proposed increase of building coverage:  
+/- 809 sf increase

Square footage of your lot:  
+/- 88427 sf

Percentage of coverage of your lot by building area:  
Existing:  $\pm 4119 / 88427 \text{sf} = \pm 5\%$  New:  $\pm 4928 / 88427 = \pm 6\%$

#### Purpose of New Construction

Garage extension to accommodate modern vehicle sizes

Screen-in porch to protect from insects, enhance the front facade of the house, curb appeal

Back deck provides larger area for personal enjoyment

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):  
n/a

## ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

\_\_\_\_\_ Yes NO\_\_\_\_\_

Such appeal(s) was (were) in the form of

n/a \_\_\_\_\_ A requested interpretation  
\_\_\_\_\_ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

\_\_\_\_\_  
\_\_\_\_\_

Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

\_\_\_\_\_ Yes NO\_\_\_\_\_ If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

\_\_\_\_\_ Yes X No

Are there any proposals to change or alter land contours?

X No \_\_\_\_\_ Yes please explain.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there any wetland areas or buffers on the parcel?

\_\_\_\_\_ Yes NO\_\_\_\_\_

Are those wetland areas or buffers shown on the survey submitted with this application?

\_\_\_\_\_ Yes NO\_\_\_\_\_

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

\_\_\_\_\_ Yes NO\_\_\_\_\_

Does your application require Town, County, State, or Federal Permits?

Yes \_\_\_\_\_ NO \_\_\_\_\_ If yes, provide which agency and the type of application.

Town of Washington Building Permit

Has an application been made to or granted by any other entity, and by which agency? Provide copies

n/a

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes ☐ NO ☒

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes ☐ NO ☒

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: n/a

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes ☐ NO ☒ If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel existing single family and the proposed use same with garage extension and porch / deck renovation. (i.e.: existing single family, proposed: same with garage, pool or other)

### NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]  
Signature of Applicant or Authorized Agent  
Agent must submit Owner Authorization Form

Michael Soren  
Printed Name

Sworn to before me this  
18<sup>th</sup> day of October, 2021.

Place Notary Stamp here:

[Signature]  
Signature of Notary

**THERESE M COX**  
Notary Public, State of New York  
Reg. No. 01C05015260  
Qualified in Dutchess County  
My Commission Expires 07/19/2025

## ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

### REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6766-00-053619-0000
Property Street Address	620 Stanford Road, Millbrook
Check or N/A	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: <a href="https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx">https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx</a>
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at <a href="http://www.dec.ny.gov/permits/357.html">www.dec.ny.gov/permits/357.html</a> for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$750.00. <b>Checks shall be made payable to "Town of Washington"</b> Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to <a href="mailto:ZBA@washingtonny.org">ZBA@washingtonny.org</a> referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.
	Approved Building Permit
	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement

**BARGAIN AND SALE DEED  
WITH COVENANT AGAINST GRANTOR'S ACTS**

**THIS INDENTURE**, made as of September 8, 2021,

**BETWEEN** Tara Kelly, of 620 Stanford Road , Millbrook, New York 12545,

party of the first part, and

**JB.**

Lea G. Cornell and James C. Cornell, Husband and Wife of 602 Stanford Road, Millbrook, New York 12545,

party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), 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, Dutchess County, New York;

**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.

**BEING** the same premises conveyed the party of the first part by deed dated 9/1/2017 made by The Ban of New York Mellon, Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-38 and recorded 9/20/2017 in Document No. 02-2017-7126.

**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.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**Section: 6766**

**Block:00**

**Lot: 053619**

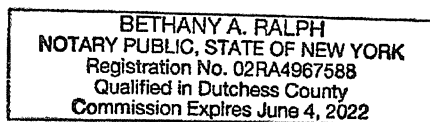


Tara Kelly  
Tara Kelly

1. The first step in the process of identifying a problem is to recognize that a problem exists. This involves gathering information about the situation and identifying the specific issue that needs to be addressed.

STATE OF NEW YORK )  
 ) ss.:  
COUNTY OF DUTCHESS )

Bethany Ralph  
(signature and office of individual taking acknowledgment)



## Schedule A Description

Title Number **MAC-12616**

Revised: **09/08/2021**

Page **1**

ALL THAT PIECE OR PARCEL OF LAND, situate in the Town of Washington, Dutchess County, New York, described as follows:

Beginning at an iron rod found in the easterly line of Stanford Road, also formerly known as Archbridge Road, marking the southwesterly corner of the herein described parcel;

Thence northerly along the easterly line of said Stanford Road,  
North 26°54'00" East for 174.60 feet, and

North 14°54'00" East for 117.83 feet to the northwesterly corner of the herein described parcel;

Thence easterly along lands of Lindsay, described in Liber 1977 of Deeds at page 350, generally following a post and rail fence and the remains thereof,

South 75°08'00" East for 287.31 feet to a corner fence post;

Thence southerly along said lands of Lindsay, generally following a wire fence and the remains thereof,

South 11°53'30" West for 97.17 feet, and

South 11°15'00" West for 193.03 feet to an iron rod found in the centerline of a stone wall;

Thence westerly along lands of the Hitchcock Cattle Corporation, described in Liber 1712 of Deeds at page 313, following said stone wall,

North 74°13'00" West for 68.28 feet to an iron pipe found in said wall;

Thence continuing westerly along lands of Janson, described in Deed Document No. 2-2018-4080, generally following said stone wall and the remains thereof,

North 75°08'00" West for 272.73 feet to the point or place of beginning;

*1 n Jan*

**COPY**

Nancy F Rudolph

NAME OF OWNER

6766-00-05 3619

GRID NUMBER



## Town of Washington

### CERTIFICATE OF OCCUPANCY

Zoning District: RR-10

Certificate No.: 03-1025

Location of Property: 620 Stamford Millbrook, NY 12545

Renovation of Existing House 128' x 18' Addition

I have examined the premises described in the "Application for Building or Zoning Permit" No. 1025 and find the work performed is in compliance with the work described in the approved application; therefore, the premises may be occupied and used for the purposes described in the "Application for Building Permit" No. 1025.

No violations on record.

Signature Thomas F. Diore

BUILDING INSPECTOR  
TOWN OF WASHINGTON

Date Signed 3-29-05

Post this Certificate of Occupancy on the property for one month after receipt, so that it may be read by the public.



**TOWN OF WASHINGTON  
BUILDING AND ZONING DEPARTMENT**

10 Reservoir Road  
P.O. Box 667  
Millbrook, NY 12545  
Phone (845) 677-8321 Fax (845) 677-2085  
Email: zoning@washingtonny.org

**CERTIFICATE OF COMPLIANCE**

Certificate No.: 18-2272

Location of Property: 6766-00-053619-0000, 620 Stanford Rd

Property Owner: Tara Kelly

Description of Completed Project: Two non-weight bearing doorways and previously built fireplace

I have examined the premises described in the "Application for Building or Zoning Permit" No. 02272 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 02272 .  
No Violations on record.

Signature

Building Inspector  
Town of Washington

Date Signed 1/22/2018

Post this Certificate of Compliance on the property for one month after receipt, so that it may be read by the public.



**TOWN OF WASHINGTON  
BUILDING AND ZONING DEPARTMENT**

10 Reservoir Road  
P.O. Box 667  
Millbrook, NY 12545  
Phone (845) 677-8321 Fax (845) 677-2085  
Email: zoning@washingtontny.org

**CERTIFICATE OF COMPLIANCE**

Certificate No.: 18-2284

Location of Property: 6766-00-053619-0000, 620 Stanford Rd

Property Owner: Tara Kelly

Description of Completed Project: generator

I have examined the premises described in the "Application for Building or Zoning Permit" No. 02284 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 02284 . No Violations on record.

Signature   
Building Inspector  
Town of Washington

Date Signed 12/5/18

Post this Certificate of Compliance on the property for one month after receipt, so that it may be read by the public.

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Renovation and Addition to Cornell Residence			
Project Location (describe, and attach a location map): 620 Stanford Road, Millbrook, NY			
Brief Description of Proposed Action: Garage extension, replace front deck with new screened-in porch, replace back deck with new deck, and bathroom addition.			
Name of Applicant or Sponsor: James Cornell		Telephone: 1-203-731-1956 E-Mail: jccornell54@gmail.com	
Address: 620 Stanford Road			
City/PO: Millbrook	State: NY	Zip Code: 12545	
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"/>	YES <input 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: Town of Washington Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.03 acres	
b. Total acreage to be physically disturbed?		0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.03 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <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 type="checkbox"/> Forest <input 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  <input type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <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  <input checked="" type="checkbox"/>	YES  <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  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input 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  <input checked="" type="checkbox"/>	YES  <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  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" 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  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input 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  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input 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: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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"/>
_____		
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>Lea Cornell</u> Date: <u>10/19/21</u> Signature: <u>[Signature]</u> Title: <u>home owner</u>		













*Town of  
Washington*

**TOWN OF WASHINGTON  
BUILDING DEPARTMENT  
10 Reservoir Dr, PO Box 667  
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845-677-3419**

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

### OWNER'S ENDORSEMENT

STATE OF NEW YORK)  
COUNTY OF Dutchess ) ss:

Lea G. Cornell, being duly sworn, deposes and says:

- I am: (check one)
- ☐ 1. the sole owner in fee
  - ☒ 2. a ~~part~~ joint owner in fee
  - ☐ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
  - ☐ 4. designated party authorized to act pursuant to a trust or legal document.
  - ☐ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at 620 Stanford Road

City Millbrook State NY Zip 12545

I have authorized (name) Michael J. Sloan, A.I.A.

(Company) Sloan Architects, P.C. to make the foregoing application to the Town of Washington for approval as described herein for the

property located at 620 Stanford Road, Millbrook, NY 12545

property ID #135889-6766\_00-053619-000

*Michael J. Sloan*  
Signature

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above.

Sworn to before me this  
20th day of October, 2021.  
Notary Public

Notary Stamp:

*David M. Fountain*  
DAVID M. FOUNTAIN  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 6016940  
QUALIFIED IN DUTCHESS COUNTY  
MY COMMISSION EXPIRES NOV. 30, 2027



*Town of  
Washington*

**TOWN OF WASHINGTON  
BUILDING DEPARTMENT  
10 Reservoir Dr, PO Box 667  
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### OWNER'S ENDORSEMENT

STATE OF NEW YORK)  
COUNTY OF Dutchess ) ss:

James C. Cornell, being duly sworn, deposes and says:

- I am: (check one)
- ☐ 1. the sole owner in fee
  - ☒ 2. a ~~part~~ <sup>joint</sup> owner in fee
  - ☐ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
  - ☐ 4. designated party authorized to act pursuant to a trust or legal document.
  - ☐ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at 620 Stanford Road

City Millbrook State NY Zip 12545

I have authorized (name) Michael J. Sloan, A.I.A.

(Company) Sloan Architects, P.C. to make the foregoing application to the Town of Washington for approval as described herein for the property located at 620 Stanford Road, Millbrook, NY 12545

property ID #135889-6766\_00-053619- 000

James C. Cornell  
Signature

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above.

Sworn to before me this 20<sup>th</sup> day of October, 2021  
Notary Public

Notary Stamp:

David M. Fountain  
DAVID M. FOUNTAIN  
NOTARY PUBLIC - STATE OF NEW YORK  
NO. 6016940  
QUALIFIED IN DUTCHES COUNTY  
MY COMMISSION EXPIRES NOV. 30, 2022



Town of  
Washington

TOWN OF WASHINGTON  
BUILDING, PLANNING & ZONING  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

## Consent to Inspection

The undersigned, does hereby state:

James C Cornell Jr and Lea G Cornell  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
620 Stanford Road  
which is shown and designated on the Dutchess County Tax Map as:  
6766 - 00 - 053619 -

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

<input type="checkbox"/> Assessment Review	<input type="checkbox"/> Building Permit
<input type="checkbox"/> Municipal Search	<input type="checkbox"/> Planning Board Application
<input type="checkbox"/> Zoning Board of Appeals Application	

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: Lea Cornell  
Phone Number to schedule inspection: 845-216-3572

Signature  
James C Cornell Jr  
Print Name

Dated: 10/19/21

Signature  
Lea Cornell  
Print Name

Dated: 10/19/21



Area map showing land parcels with parcel numbers and a highlighted 'SITE'.

Parcel numbers visible on the map include:

- 968731
- 010732
- 047746
- 082718
- 134684
- 228688
- 075655
- 017630
- 914605
- 972611
- 192563
- 042590
- 039561

The 'SITE' is highlighted with diagonal hatching.

Other labels on the map include:

- SHUNPIKE
- STANFORD ROAD
- ( CO. RT. 57 )

AREA MAP  
1"=800'

SITE = TAX GRID No. 135889-6766-00-053619-0000

Road

Liber LINDSAY  
1977 page 350

2.030 acres

Reference Deed = Document No. 2-2017-7126  
620 Stanford Road

LINDSAY  
Liber 1977 pGE 350

Stanford

74.60'

( N 26°54'00" E

gravel

drive

gen-

Color ☐

Document No. 2-2018-4080



HITCHCOCK CATTLE CORPORATION  
Liber 1712 page 313

# Survey Map

*prepared for*

*Lea & James Cornell*

TOWN OF WASHINGTON  
SCALE 1"=50'

DUTCHESS COUNTY, N.Y.  
SEPTEMBER 3, 2021

CERTIFIED TO:

- 1.) *Lea G. Cornell & James C. Cornell*
- 2.) *Fidelity National Title Insurance Company*
- 3.) *Bank of Millbrook, its successors and/or assigns*

LEGEND

UTILITY POLE

### UTILITY WIRES

POST & RAIL FENCE

WIRE FENCE

IRON PIPE

IRON ROD

PROPERTY LINE

STONE WALL

UNDERGROUND STRUCTURES AND WIRES ARE NOT SHOWN.

UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING  
THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF  
SECTION 7209, SUBDIVISION 2 OF THE N.Y.S. EDUCATION LAW.

ONLY COPIES OF THIS SURVEY MARKED WITH AN ORIGINAL OF  
THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED VALID.

KIRK K. HORTON. L.S. 049954

Renovations and Additions to  
CORNELL RESIDENCE  
620 Stanford  
Millbrook, New York

LEGEND

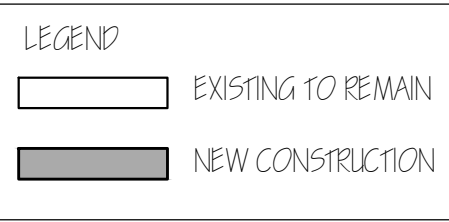
For Review Only  
Not for Construction



OWNER: LEA & JAMES CORNELL  
ADDRESS: 620 STANFORD ROAD, MILLBROOK NY

### Site Plan with Proposed Addition





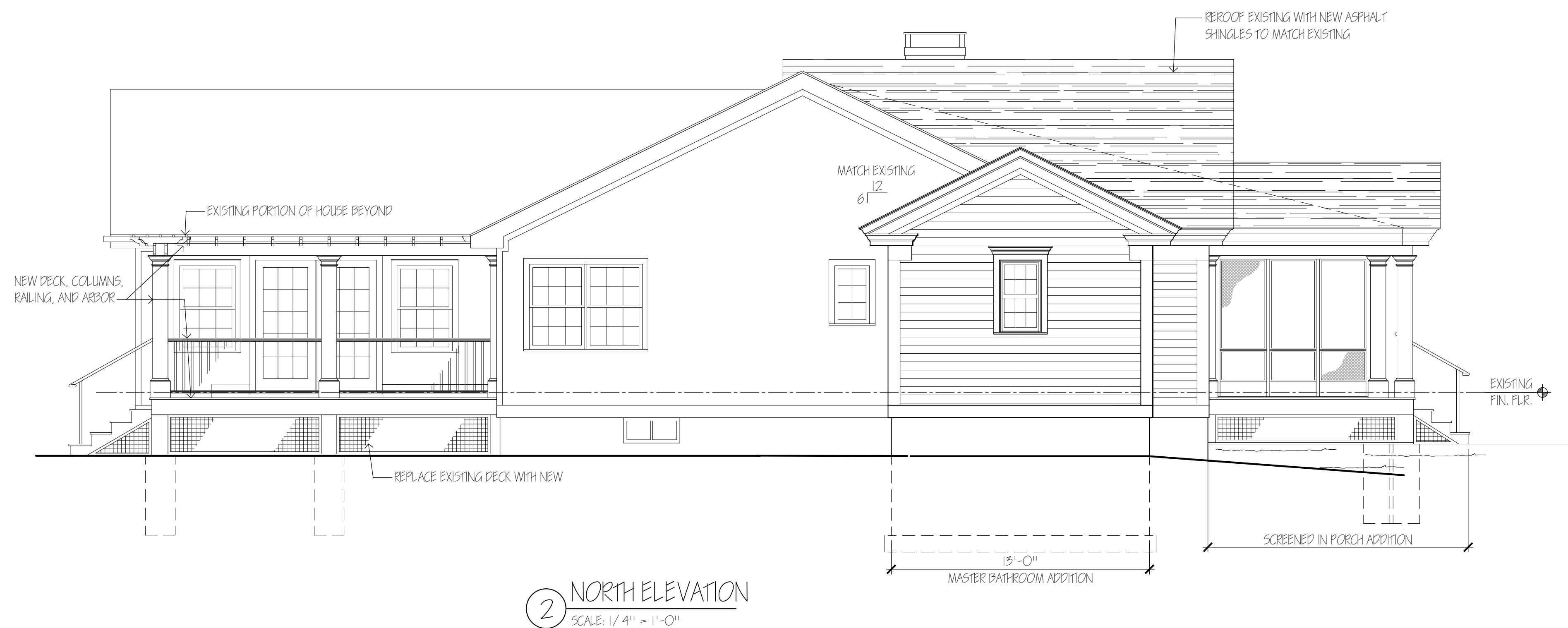
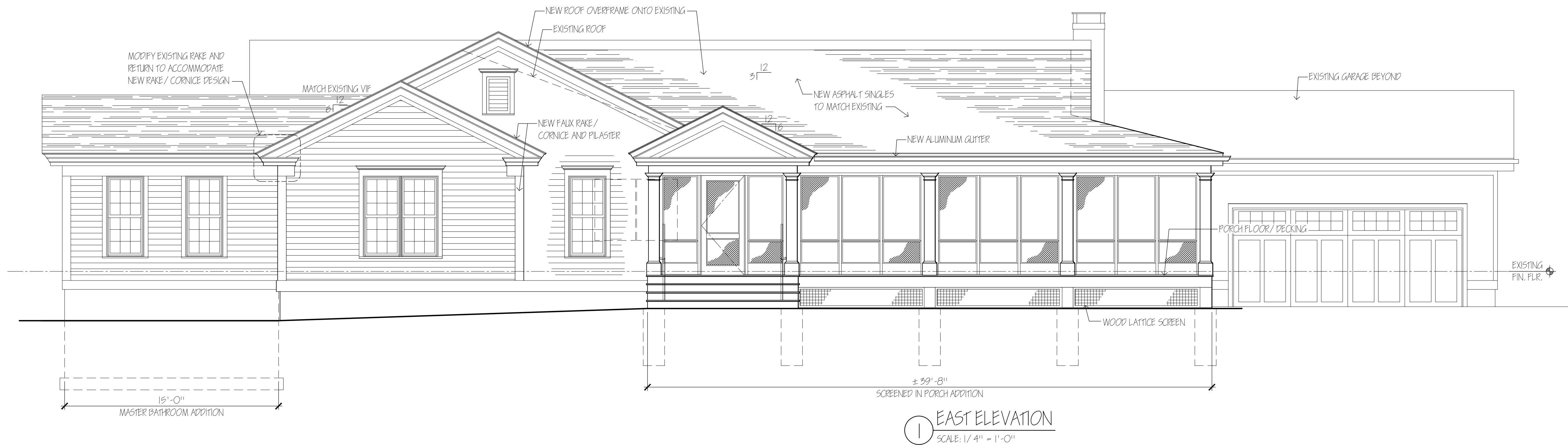
SLOAN ARCHITECTS, P.C.  
P.O. BOX 373  
MILLBROOK, NY 12545

0 1 2 4 8 Feet  
Scale: 1/4" = 1'-0", or as noted

Revisions:

SHEET 2 OF 4



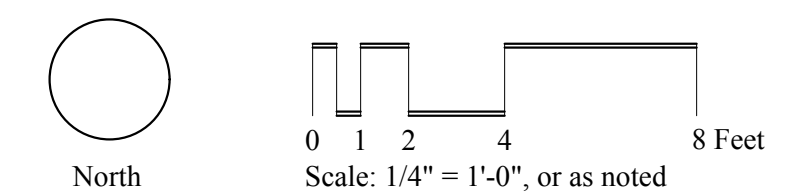


OWNER: LEA & JAMES CORNELL  
ADDRESS: 620 STANFORD ROAD, MILLBROOK NY

PROJECT  
Renovations and Additions to  
CORNELL RESIDENCE  
620 Stanford  
Millbrook, New York

SLOAN ARCHITECTS, P.C.  
P.O. BOX 373  
MILLBROOK, NY 12545

Progress Not for Construction



Drawn By:

Date: 21 October 2021 Zoning Submission

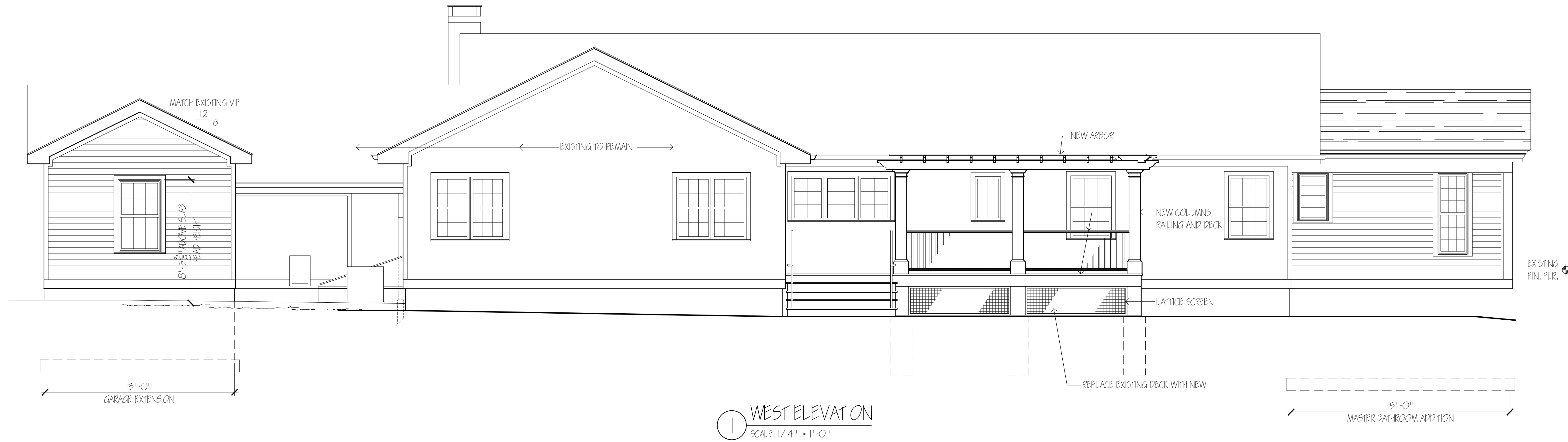
Revisions:

TITLE  
Exterior Elevations

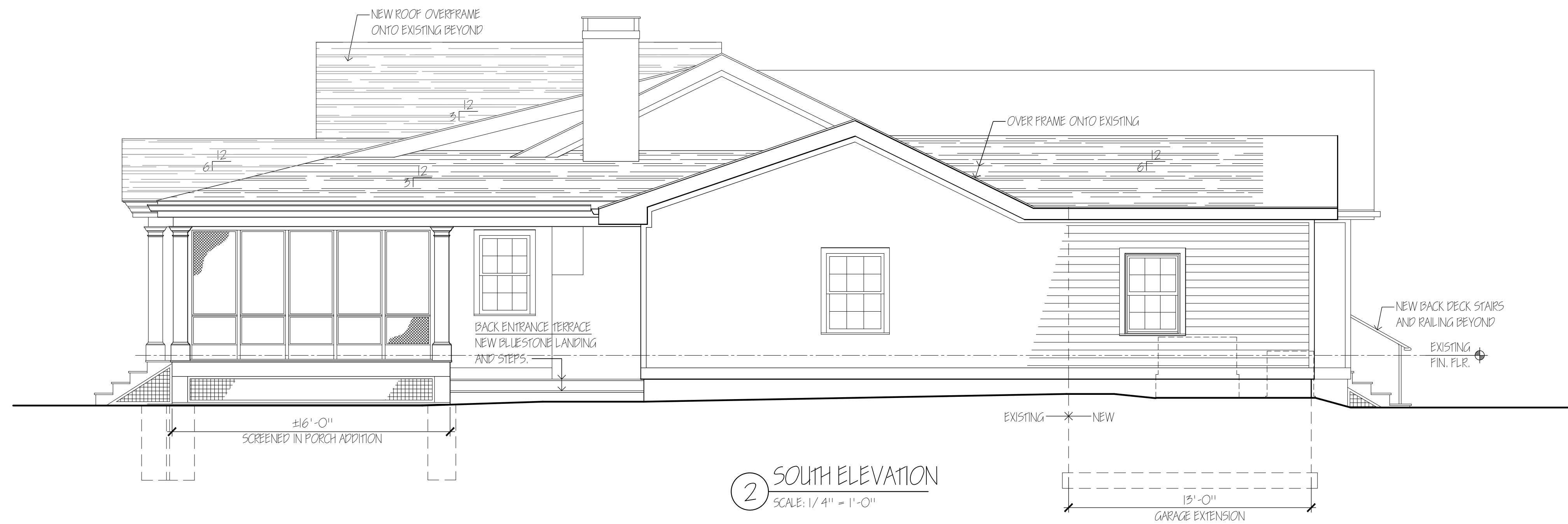
3

SHEET 3 OF 4

© SLOAN ARCHITECTS, P.C. 202



① WEST ELEVATION  
SCALE: 1/4" = 1'-0"



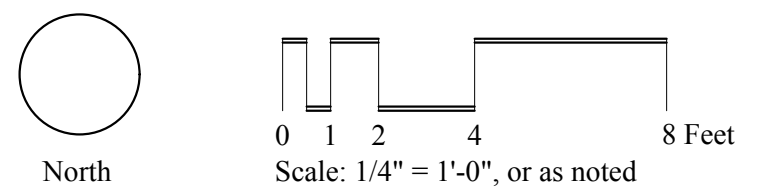
② SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

OWNER: LEA & JAMES CORNELL  
ADDRESS: 620 STANFORD ROAD, MILLBROOK NY

PROJECT  
Renovations and Additions to  
CORNELL RESIDENCE  
620 Stanford  
Millbrook, New York

SLOAN ARCHITECTS, P.C.  
P.O. BOX 373  
MILLBROOK, NY 12545

Progress Not for Construction



Drawn By:

Date: 21 October 2021 Zoning Submission

Revisions:

TITLE  
Exterior Elevations