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April 11, 2023

VIA EMAIL & MAIL

Chairperson Susan Meaney
Members of the Planning Board
Town of Washington
10 Reservoir Drive, 2nd Floor
Millbrook, NY 12545

***Re: The Dutchess Day School – Special Use Permit Application
458 Route 343, Village of Millbrook, New York 12545 (the “Property”)***

Dear Chairperson Meaney and Members of the Planning Board:

This firm has been retained as land use counsel to the Dutchess Day School (“DDS”) in connection with its application for a special use permit for an “Educational Institution.” The Property is located in the RR-10 zoning district, which permits Educational Institutions with the approval of a special use permit. DDS intends to use the existing structure as faculty housing for DDS’s Headmaster, Matthew Heard. The DDS fits the definition of “Educational Institution” because the DDS is a school at its core and the residence will be used as “faculty housing,” which is wholly consistent with the Town’s definition.

In furtherance of the above, we submit five copies of the instant letter with the following Exhibits:

Exhibit A: Planning Board Application
Exhibit B: Aerial Image of the Property
Exhibit C: Property Deed
Exhibit D: Survey
Exhibit E: Short Environmental Assessment Form
Exhibit F: Consent to Inspection
Exhibit G: Owner’s Affidavit

In addition to the above, we have enclosed an application fee of \$600 for special use permit review and an escrow fee of \$1,500.

We respectfully request to be placed on the Planning Board’s May 2, 2023 meeting agenda. Please do not hesitate to contact me with any questions or concerns at (518) 487-7620 or

msterthous@woh.com.

Respectfully submitted,

Michael G. Sterthous

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cc: Matthew Heard, Dutchess Day School