

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	<u>X</u>	Special Use Permit	<u>X</u>

Name of Subdivision or Site Plan: The Dutchess Land Conservancy (DLC) Research and Educational Center

Detailed Description of Proposed Activity:

The Dutchess Land Conservancy (DLC) is seeking site plan approval and special use permit approval from the Town of Washington Planning Board ...to convert an existing 5200sf, 2 story house at 562 Route 343 in the Town of Washington into a facility for use by the DLC for educational, research and office space. No structural changes to the existing buildings are proposed except for those required under the ADA; Handicap Van Accessible Parking, Handicap Access into the building and the retrofitting of a washroom for an ADA accessible bathroom. Recognizing the historic and scenic nature of the site, the DLC has taken steps to protect the existing house against any exterior changes or additions. The project site also includes a detached garage and three accessory barn structures. No changes to those buildings are proposed. The proposed project will necessitate improved vehicular circulation and parking for 13 staff members and the average 20 educational participants at seminars held by the DLC; the latter will require 5 additional parking spaces. There will be less than 1 acre of ground disturbance. The project site is comprised of 25 acres, resulting from a lot line adjustment of the original 66 acres of Tax Lot 664610. The project site is within the Agricultural Protection Overlay (APO) but will not result in the removal of any lands from active agricultural production. The project site is located within the Rural Residential (RR-10) Zoning District and the project will require a special use permit. The proposed project will utilize an existing on-site well and existing septic system.

Name of Applicant(s): Dutchess Land Conservancy

Address: 562 Route 343, Town of Washington, Dutchess County, NY

Telephone: 845-677-3002

Email address
Name and Address of Record Owner(s): Dutchess Land Conservancy

4289 Route 82, Millbrook NY, 12545

Tax Map Number of all parcels: 135889-6864-00-664610-0000

1) Application Data for All Applications:

a) Total acreage involved in application: 25.20 Acres

- b) Total contiguous acreage controlled by applicant/owner¹: 25.20 Acres
- c) Total number of existing structures: 6
- d) Type of existing structures: 1-Two Story House, 3-Barns, 1-Garage, 1 Greenhouse attached to house
- e) Total square footage of all new construction: 0.29-acres
- f) Estimated value of new construction or addition: \$30,000
- 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:~~

- ~~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.
- b) Zoning District: RR-10 Rural Residential

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:

Per Property card, there is Exemption #41720, County AG in district.

This 25.2 acre project site is part of a larger 66-acre parcel that previously had an Ag exemption.
The agricultural exemption will transfer with the 41-acres that went to Walbridge Farm.

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: Kyle Bardwell P.E. , LaBella Associates
21 Fox St, Poughkeepsie, NY 12601

Telephone: (845) 486-1573

Email kbardwell@labellapc.com

Name and Address of Licensed Land Surveyor: Bly and Houston Inc. Land Surveyors
PO BOX 629, 9 Elm Drive, Millbrook NY, 12545

Telephone: (845) 677-5619

Email blyandhouston@aol.com

Name and Address of Attorney: Charles Gottlieb, Whiteman, Osterman & Hanna
One Commercial Plaza, Albany, NY 12260

Email cgottlieb@woh.com

Telephone: (518) 487-7600

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: Rebecca M Seaman, Chairman

Date: October 17, 2022

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Kyle Bardwell P.E. being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Dutchess Land Conservancy and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 21 Fox Street in the County of Dutchess and the State of New York.
3. That he/she is the Engineer/Agent to the Applicant 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.
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.

Rebecca M Seacor Chairman
Agent/Owner

Kyle Bardwell Engineer
Agent/Owner

Karen M Karis
Notary Public

KAREN M. KARIS
Notary Public, State of New York
No. 01KA6286144
Qualified in Dutchess County
Commission Expires 7-22-25

Renee Seacor
Notary public

RENEE SEACOR
Notary Public, State of New York
Reg. No. 01SE6408745
Qualified in Westchester County
Commission Expires 09/08/2024

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Dutchess Land Conservancy being duly sworn, deposes and says:
(Contact: Rebecca Seaman)

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.)

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.)

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.

Rebecca M Seaman, Chairman October 17, 2022
Agent/Owner Agent/Owner

Karen M. Karis
Notary Public

KAREN M. KARIS
Notary Public, State of New York
No. 01KA6286144
Qualified in Dutchess County
Commission Expires 1-22-25

Agent Kyle Eckhardt, Engineer

Renee Seacor
Notary public

**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.

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Address: 4289 Route 82, Millbrook NY, 12545

Telephone: 845-677-3002 To convert an existing 5200sf, 2 story house at 562 Route 343 in the Town of Washington into a facility for use by the DLC for educational, research and office space. No structural changes to the existing buildings are proposed except for those required under the ADA; Handicap Van Accessible Parking, Handicap Access into the building and the retrofitting of a washroom for an ADA accessible bathroom. The proposed project will necessitate improved vehicular circulation and parking for 13 staff members and the average 20 educational participants at seminars held by the DLC; the latter will require 5 additional parking spaces. There will be less than 1 acre of ground disturbance. The project site is located within the Rural Residential (RR-10) Zoning District and the project will require a special use permit

Description of the Project:

APPROVAL REQUESTED FOR: (Check all that apply)

Sketch Plan	<u> </u>	Preliminary Subdivision	<u> </u>
Final Subdivision	<u> </u>	Lot Line Revision	<u> </u>
Site Plan	<u> X </u>	Special Use Permit	<u> X </u>

Project Location: 562 Route 343, Washington NY 12545

Tax Map Number of all parcels: 135889-6864-00-664610-0000

Is any portion of the project site currently being farmed? No

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

Who is farming the site? N/A

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: Rebecca M. Seaman, Chairman Date: October 17, 2022