



DUTCHESS LAND CONSERVANCY

Preserving Open Land in Dutchess County

PO Box 138
Millbrook, New York 12545
www.dutchessland.org
(845) 677-3002
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October 24, 2022

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**Founder*

Mr. Gary Ciferri, Town Supervisor
and Town Council Members
Mr. Edvard Jorgensen, Planning Board Chairman
and Planning Board Members
Mr. James Finley
Building Inspector/Zoning Administrator
Town of Washington
10 Reservoir Drive, 2nd Floor
Millbrook, NY 12545

Re: *The Dutchess Land Conservancy – Proposed Educational Institution
Use of Perkins Property: 562 Route 343, Town of Washington, New York 12545*

Dear Mr. Ciferri, Mr. Jorgensen, Mr. Finley, Town Council Members, and Members of the Town Planning Board:

I am writing to follow up with regard to the Dutchess Land Conservancy's (DLC) application for Site Plan and Special Use Permit approvals for the 25-acre former Nancy Perkins property in the Town of Washington, as submitted to the Planning Board on October 24, 2022.

Based on our prior discussions with the Town, and pursuant to the Town of Washington's Zoning Code and our interpretation letter issued by James Finley, Zoning Administrator, on June 28, 2022, we are in the process of pursuing a site plan and special use permit approvals as an "Educational Institution" for our proposed use of this property. We plan to use the existing structures for our educational programming, research operations, and related administration. The DLC is also committed to preserving and maintaining the historical character of the house and structures and minimal renovations will be proposed to accommodate necessary regulations such as disability access required by the ADA.

I also wanted to positively affirm that the DLC, as an organization that is very grateful to be located in the Town of Washington, wants to support the Town and recognizes that services will continue to be provided to this property by the Town. Thus, the DLC's Board of Directors has committed to paying a Payment in Lieu of Taxes (PILOT) equal to the current Town taxes (County, Town, Library & Fire, not including School Taxes) for a period of 10 years, after which we agree to re-negotiate this PILOT with the Town after reviewing both the DLC's financial status and the Town's need for property tax income.

We are happy to answer any questions that you may have. Thank you.

Sincerely,

Rebecca M. Seaman
Board Chairman

