

**TOWN OF WASHINGTON PLANNING BOARD**  
**Application Forms and Procedures**

**Meetings:**

- The Planning Board meets on the first Tuesday of each month starting at 7:30 PM.
- Special meetings may be called by the Planning Board Chair and shall be noticed pursuant to the Open Meetings Law.
- If the date of any meeting is cancelled due to inclement weather, lack of quorum or other conflict, the meeting may be scheduled for another night and the new meeting day and time will be posted and made public pursuant to the Open Meetings Law.

**Deadlines:**

All submittals are due no later than 12:00 PM (noon) two weeks prior to the Planning Board monthly meeting. There shall be no exceptions.

**All applications shall include the following:**

- Original and four (4) copies of the completed application forms with supporting affidavits.
- Two full-size sets of maps and two reduced size (24" x 18" / "C" size sheet) sets of maps depicting the proposed activity and prepared in accordance with the requirements of the Town Zoning Law and Subdivision Regulations as follows:
  - Subdivision Sketch Plan – §41 of the Subdivision Regulations
  - Subdivision Preliminary Plat – §42 of the Subdivision Regulations
  - Subdivision Final Plat – §43 of the Subdivision Regulations
  - Site Plan/Special Permit Application – §483 of the Town Zoning Law
- A copy of the deed for the properties involved.
- Survey information must be recent (showing all current property improvements) or recently re-certified by a New York State Licensed Surveyor.
- \*Short Form Environmental Assessment Form. Applicants are advised that the Planning Board may require the applicant to provide a Long Form Environmental Assessment Form where the Board determines that the Short Form does not provide sufficient information about the application. \* *Download from DEC website*
- Agricultural data statement, if applicable.
- Recent aerial photo at a scale of 1:200 or less with tax parcels delineated.
- **All applications shall include a digital copy of all applications, forms, documents and maps. Electronic files may be submitted on a flash drive or via email to [npatrick@washingtontny.org](mailto:npatrick@washingtontny.org). The digital copy shall be in a pdf, jpeg or other suitable write protected image format capable of being opened and viewed using and standard Windows based software.**

## APPLICATION PROCEDURES

1. All applications and submittals are formally received as of the date of the next regular meeting.
2. Maps and supporting documentation will be forwarded by the Town to the Planning Board's Consultant upon receipt.
3. All maps must comply with the Town requirements for preliminary plats and site plans. In addition, all submissions must contain enough engineering data to enable a proper engineering and planning review in accordance with the Zoning Law. If maps either fail to comply with the code requirements or are so deficient as to fail to support a proper engineering and planning review, the result may be the denial of approval and the requirement of a new application and applicable fees.
4. The Planning Board's Consultant shall conduct an initial review for completeness and zoning compliance and shall prepare a report to the Planning Board. The Town Consultant may request the assistance of the Planning Board's Engineer and other professionals during the completeness review. The Planning Board's Consultant may contact the project applicant, or the applicant's identified professional, regarding any items found to be incomplete.
5. **A public hearing will be set only after the Board is satisfied that the applicant has addressed all comments and questions to the satisfaction of the Board.**
6. An application is not considered to be complete until a Negative Declaration has been issued or a DEIS has been received and declared complete.
7. The Board shall act on an application within 62 days of the close of the public hearing on a complete application.

## NOTES

- In addition to other notes as may be required by the Board, the applicant shall include as notes on the map the following:
  1. Driveway Construction Guidelines
  2. Erosion Control Guidelines

No

## ACTIONS OF THE PLANNING BOARD

1. Prior to making a decision on the application, the Planning Board shall make a determination of significance under the State Environmental Quality Review Act. The Planning Board may open the public hearing prior to the determination of significance in order to obtain public comment on the issues of environmental concern.
2. Decisions of approval or disapproval will be made no more than sixty two (62) days after the closing of a public hearing on a complete application. The decision of the

Planning Board will be filed with the Town Clerk within five (5) business days of the date of the decision.

3. Disapproval of an application will require the resubmission of a preliminary application if the applicant wishes to pursue further consideration of the plan.
4. Conditional approval of a Plat will expire on the one hundred eightieth (180th) day after the conditional approval granted by the Planning Board. Upon request, the Planning Board may extend the conditional approval for no more than two (2) additional periods of ninety (90) days each, if the request is warranted and received in a timely manner.
5. The Plat will be void if it is revised after Planning Board signature. No changes, erasures, modifications or revisions shall be made on any plat after the plat has been signed by the Page 3 Board. If the recorded plan contains any changes, the plat shall be considered void, and the Planning Board shall take action to remove the plat from county records.

## **FEES**

- All fees are due at the time an application is submitted. Application fees are not refundable. Fees shall be paid with separate checks to cover the following: (1) Escrow Funds; and (2) Application and Lot Line Fee. Recreation Fees are due and payable at the time of Final Subdivision Approval. The signature of the Chair on the final plat will be withheld pending payment of all outstanding amounts. Checks shall be made payable to the Town of Washington.

[Fee Schedule](#) (Click Here for Fee Schedule PDF file)

### **Escrow Funds Schedule**

- \$750.00 Initial Deposit.
- The fee will be used to pay the cost of consultant fees incurred by the Planning Board to review the application.
- The Initial Deposit amount may be adjusted up or down by the Planning Board based upon the type, size and complexity of the application.
- The applicant shall be periodically advised as to the need to replenish the Escrow Funds.
- Any unexpended deposit amounts will be returned to the applicant.
- Approval of all applications is expressly conditioned on the payment of all fees, including all escrow fees.

TOWN OF WASHINGTON  
FEE SCHEDULE  
PLANNING BOARD

Applicant's Name: Marcia DeVoe and Eric Alexander

Property Address: 48 SHUNPIKE, CLINTON CORNERS, NY 12514.

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
<b>SUBDIVISION:</b>			
<b>Preliminary Approval Minor: Up to 4 Lots</b>			
Application Fee:	\$750.00		
Fee Per New Lot	\$250.00 per lot		
<b>Final Approval</b>	\$750.00*		
<b>Final Approval Up to 4 lots</b>	\$200.00 per lot*		
<b>Recreation Fee Per New Lot</b>	\$4,000.00 per lot		
<b>Preliminary Approval Major: 5 or more lots</b>			
Application Fee	\$850.00		
Fee Per New Lot	\$250.00		
<b>Final Approval</b>	\$850.00*		
Fee Per New Lot	\$200.00 per lot*		
<b>Recreation Fee Per Lot</b>	\$4,000.00		
<b>Lot Line Change</b>			
Up to 5.99 acres	\$600.00		
6.0 – 15.99 acres	\$900.00		
16.00 or greater	\$1,200.00		
<b>Site Plan</b>	\$600.00		
→ <b>Special use Permit</b>	\$600.00	\$600.00	
<b>Wetlands Permit</b>	\$600.00		
→ <b>ESCROW: Due with every application</b>	\$750.00 minimum	\$750.00	

\*To be paid whether or not the Planning Board waives the requirements for Final Approval.

Adopted 4/12/18

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	<input checked="" type="checkbox"/>

Name of Subdivision or Site Plan: \_\_\_\_\_

Detailed Description of Proposed Activity:

Please see attached.

Name of Applicant(s): Marcia DeVoe, m.d. Eric ALEXANDER

Address: 48 SHUNPIKE, CLINTON CORNERS, NY 12514.

Telephone: (845) 677-4970 Home (917) 579-8055 cell

Email address MarciaLillianDeVoe@gmail.com

Name and Address of Record Owner(s): \_\_\_\_\_

Tax Map Number of all parcels: 6666-00-289-635-0000

1) Application Data for All Applications:

a) Total acreage involved in application: 5 acres

b) Total contiguous acreage controlled by applicant/owner: 0

c) Total number of existing structures: 5

d) Type of existing structures: HOUSE, ART STUDIO, RUN-IN SHED, CHICKEN COOP, TOOL SHED.

e) Total square footage of all new construction: 0

f) Estimated value of new construction or addition: 0

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:  Educational Institution

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: RL5

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:

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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:

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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: Steven Hackbarth, Architect  
52 Heritage Road CLINTON CORNERS, NY 12514.

Telephone: (845) 625-8512

Email shackbarthaia@msn.com

Name and Address of Licensed Land Surveyor: \_\_\_\_\_

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Telephone: \_\_\_\_\_

Email \_\_\_\_\_

Name and Address of Attorney: \_\_\_\_\_

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Email \_\_\_\_\_

Telephone: \_\_\_\_\_

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: M. J. Voe.

Date: January 13<sup>th</sup>, 2021.



**AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER**

State of NEW YORK }  
County of DUTCHESS } ss:

Marcia De Voe being duly sworn, deposes and says:

1. That he/she resides at 48 SHUNPIKE, Clinton Corners 12514 in the County of DUTCHESS and the State of New York. That he/she is the Owner / Agent of the Owner 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 Neil Wilson, of MACKEY, BUTTS & WISE, 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.

M. De Voe Applicant/Owner  
Neil Wilson Applicant/Owner

Sworn To and Subscribed Before me  
This 15<sup>th</sup> Day of JUN. 2021

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



yes NOTARIZED

**DISCLOSURE OF BUSINESS INTEREST**

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } ss:

Marcia DeVoe being duly sworn, deposes and says:

- 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.)

None.

- 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.

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

\_\_\_\_\_  
Notary Public

**Town of Washington Planning Board  
Agricultural Data Statement**

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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.

Name of Applicant(s): Marcia DeLoe, m.d. Eric Alexander

Address: 48 SHUNPIKE Clinton Corners, NY 12514.

Telephone: (845) 677-4970

Description of the Project: See attached.

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**APPROVAL REQUESTED FOR: (Check all that apply)**

Sketch Plan \_\_\_\_\_ Preliminary Subdivision \_\_\_\_\_

Final Subdivision \_\_\_\_\_ Lot Line Revision \_\_\_\_\_

Site Plan \_\_\_\_\_ Special Use Permit

Project Location: 48 SHUNPIKE, CLINTON CORNERS, NY 12514.

Tax Map Number of all parcels: \_\_\_\_\_  
6666-00-289-635-0000

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

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

Who is farming the site? —

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. None.

I hereby confirm that the information provided herein is true and accurate.

Signature of Applicant: M. DeLoe.

Date: January 13<sup>th</sup>, 2021.

**Town of Washington Planning Board**  
**Minimum Development Guidelines for Private and Common Driveways**

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The following notes must be placed on the plan for development approval as applicable.

For All Private Driveways:

1. Finished grades for all parts of the driveway shall not exceed 12 percent.
2. The minimum driveway width shall not be less than 16 feet with a travel way width of not less than 12 feet.
3. A development plan for the driveway together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of such engineer.
4. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements to the property.
5. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

For driveways in excess of 500 linear feet:

1. Finished grade for all parts of the driveway shall not exceed 12 percent.
2. The cleared and graded width of the driveway shall not be less than 16 feet, and travel-way width of not less than 12 feet and 2-foot shoulders to each side.
3. Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.
4. Passing turnouts measuring not less than 40' x 10' shall be placed at not more than five hundred foot intervals along the length of the driveway. The passing turnouts shall have an additional 2 feet of shoulder width.
5. All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.
6. All unsuitable and unstable materials shall be completely excavated and removed and all rocks or boulders larger than 6 inches across shall be excavated to at least 8 inches below finished grade.

7. The foundation course of the driveway shall be a minimum of 6 inches of clean, run of bank gravel.
8. Final course of the driveway shall be a minimum of 4 inches of item 4 or processed gravel.
9. The travel way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous, year-round access for all vehicles.
10. Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed to a height of not less than 13 feet.
11. A development plan for the driveway, together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of such engineer.
12. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements.
13. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

#### For Common Driveways

1. Finished grade for all parts of the driveway shall not exceed 12 percent.
2. The cleared width of the driveway shall be not less than 24 feet. The graded width of the driveway shall be not less than 24 feet. The travel way width of the driveway shall not be less than 16 feet with 4 foot shoulders to each side.
3. Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.
4. Passing turnouts (see attached detail) shall be placed at not more than five hundred foot intervals along the length of the driveway. The passing turnouts shall have 4 feet of shoulder width.
5. All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.
6. All unsuitable and unstable materials shall be completely excavated and removed and all rocks or boulders larger than 6 inches across shall be excavated to at least 8 inches below finished grade.

7. The foundation course of the driveway shall be a minimum of 8 inches of clean, run of bank gravel.
8. Final course of the driveway shall be a minimum of 4 inches of item 4 or processed gravel.
9. The travel way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous, year-round access for all vehicles.
10. Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed to a height of not less than 13 feet.
11. Each lot accessed by a common driveway shall be subject to a Driveway Maintenance and Improvement Agreement which shall run with the land and be binding on each owner of the lots accessed from the common driveway, and upon their heirs, successors and assigns. Such Agreement shall be recorded in the office of the county clerk and shall be subject to the approval of the Town Attorney prior to such recording.
12. A development plan for the driveway, together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of the engineer.
13. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements.
14. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

### Erosion Control Notes

1. In order to assure compliance of the project with both the Town Zoning Law and the NYSDEC regulations the following note shall be placed on all plat maps.
  - a. *At the time of application for a Building Permit, and prior to any land clearing or site preparation work for construction of improvements on any of the lots as approved herein, an Erosion and Sediment Control Plan shall be prepared in accordance with section 335 of the Town Zoning Law shall be submitted to the Planning Board for review and approval. No Building Permit shall be issued for any improvement until the Erosion and Sediment Control Plan has been approved.*
  - b. *The discharger, owner or operator shall at all times comply with the New York State SPDES General Permit (GP-02-01) requirements. A copy of any completed Notice of Intent submitted to the New York State Department of Environmental Conservation pursuant to GP-02-01 shall be submitted to the Planning Board.*



1. For Site Plan Approval place the following owner endorsement signature block on the plan:

<b>TOWN OF WASHINGTON PLANNING BOARD OWNER / APPLICANT SIGNATURES</b>	
<p>The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to keep the premises as per plan approval by the Planning Board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.</p>	
Owner	_____
Date	_____
Applicant	_____
Date	_____

2. For Site Plan place the following signature block on the proposed plan:

<b>TOWN OF WASHINGTON PLANNING BOARD PLAN APPROVAL</b>	
<p>The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.</p>	
Chairman	_____
Date	_____

3. For Subdivision and Lot Line Revision place the following owner endorsement signature block on the plan:

<b>TOWN OF WASHINGTON PLANNING BOARD OWNER / APPLICANT SIGNATURES</b>	
<p>The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.</p>	
Owner	_____
Date	_____
Applicant	_____
Date	_____

4. For Subdivision and Lot Line Revision place the following signature block on the plan:

<b>TOWN OF WASHINGTON PLANNING BOARD SUBDIVISION APPROVAL</b>	
<p>The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____, and after a public hearing held on _____. By signature of the Chairman as set forth below, the Planning Board certifies that the requirements of Section 276 of the Town Law and the requirements of Chapter 177 of the Town of Washington Code have been met and the conditions of Subdivision Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.</p>	
Chairman	_____
Date	_____

# 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			
Name of Action or Project: <i>Five-Acre Farm Academy</i>			
Project Location (describe, and attach a location map): <i>48 SHUNPIKE, CLINTON CORNERS, NY 12514.</i>			
Brief Description of Proposed Action: <i>Please see attached.</i>			
Name of Applicant or Sponsor: <i>Marcia DeVoe &amp; Eric Alexander</i>		Telephone: <i>(917) 579-8055 cell</i> <i>(845) 677-4970 home</i>	
Address: <i>48 SHUNPIKE</i>		E-Mail: <i>MarciaLillianDeVoe@gmail.com</i>	
City/PO: <i>CLINTON CORNERS</i>		State: <i>NY</i>	Zip Code: <i>12514.</i>
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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>5</u> acres	
b. Total acreage to be physically disturbed?		<u>0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>5</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<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	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"/>	



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?"

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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.

- 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.
- 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

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)

## Town of Washington Planning Board Application for Five-Acre Farm Academy

### Detailed Description of Proposed Activity:

We would like to use the existing buildings and land at 48 Shunpike, Clinton Corners, as a campus for our nonprofit (501c3 status pending), Five-Acre Farm Academy (FAFA). FAFA will serve gifted students from the Poughkeepsie City School District (PCSD) as an after school academic program that provides accelerated work and expanded learning opportunities. Curricula and instruction are focused on the humanities and natural sciences, with the study of Latin as a staple of the program. Our scholars will be introduced to analytical thinking and the practice of ethical action. Five-Acre Farm Academy kids will be the best and the brightest, who love learning and are actively curious about the world.

Cohorts of 7<sup>th</sup> and 8<sup>th</sup> graders will be formed every-other year, and students will continue through the program until 12<sup>th</sup> grade graduation. Students will be dropped off and picked up by a PCSD school bus five times a week. The program will run for three hours (approximately 3:30 to 6:30 p.m.), following the PCSD calendar. We will have a maximum of 15 students on campus at any one time, supervised by at least two adults, with the exception of occasional larger gatherings for holiday parties, etc.

FAFA is not subject to regulation or licensing by the New York State Office of Children and Family Services because it is not a School-Aged Child Care (SACC) program. SACCs are defined as serving seven or more children aged 12 and younger; our youngest scholars will be aged 13 when they begin the program as 7<sup>th</sup> graders. We do plan, however, to follow official guidelines as laid out in New York State Child Day Care Regulations (June 1, 2020) when possible and practicable. FAFA will be fully insured.

Marcia DeVoe has been in the field of adolescent education since 2005. She has worked as a learning specialist at the Millbrook School for the past six years and taught gifted students at the Dalton School in Manhattan for the decade prior. Eric Alexander currently serves on the board of trustees of Emerson College, where he chairs the investment committee charged with managing the college's endowment.





# POUGHKEEPSIE CITY SCHOOL DISTRICT

18 South Perry Street, Poughkeepsie, New York 12601  
| Telephone (845) 451-4900 ext. 4950 |

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Eric J. Rosser, PhD, Superintendent of Schools

November 24, 2020

Dear Ms. DeVoe:

I am writing to express our understanding of partnership with Five-Acre Farm Academy to expand opportunity and educational access for students in Poughkeepsie City School District. Great things to advance opportunity and access to Poughkeepsie City School District students is underway, and your offer to partner comes at an opportune time that fits perfectly into the district's strategic plan and 20-21 annual goals.

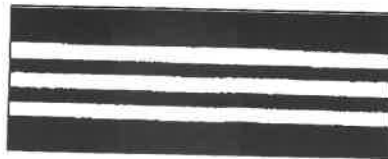
An equal and high-quality education is every child's civil right, which will provide children with the foundation to achieve success and live prosperous lives. As a compliment to the important work underway, we look forward to Five-Acre Farm Academy's involvement. PCSD students will enjoy the ability to engage in Five-Acre Farm programming throughout our weekend and summer extended learning programming as well as extending student learning on the Five-Acre Farm.

Poughkeepsie City School District leaders look forward to working with you in the development of your program and in rolling it out for our students in the fall 2022.

Yours In Education,



Dr. Eric Jay Rosser  
Superintendent of Schools



**Dutchess County Clerk Recording Page**

Record & Return To :

TEAHAN & CONSTANTINO  
PO BOX 369  
  
Millbrook, NY 12545-

Date Recorded : 05/05/2014

Time Recorded : 4:33:00

Document # : 02 2014 2703

Received From : TEAHAN & CONSTANTINO

Grantor : DEVOE MARCIA

Grantee : DEVOE MARCIA

Recorded In : Deed

Instrument Type :

Tax District : Washington

**Examined and Charged As Follows :**

Recording Charge : \$190.00

Transfer Tax Amount : \$0.00

Transfer Tax Number : #4846

Red Hook Transfer Tax :

E & A Form: Y

TP-584 : Y

Number of Pages : 4

\*\*\* Do Not Detach This Page

\*\*\* This Is Not A Bill

County Clerk By : ste / \_\_\_\_\_

Receipt # : R24147

Batch Record : A112

Bradford Kendall  
County Clerk



0220142703



PP  
WASH 60.-  
128.-  
190.-

BARGAN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACT

**DEED**

THIS INDENTURE, made the 27<sup>th</sup> day of November, 2013, BETWEEN

MARCIA DEVOE, residing at 48 Shunpike, Clinton Corners, New York 12514, as party of the first part, and ✓

MARCIA DEVOE, residing at 48 Shunpike, Clinton Corners, New York 12514, and ERIC ALEXANDER, residing at 957 Park Avenue, Apt. 3E, New York, New York 10028, as Joint Tenants with Rights of Survivorship, as party of the second part ✓

**WITNESSETH**, that the party of the first part, in consideration of TEN DOLLARS and other valuable consideration 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 buildings and improvements thereon erected situate, lying and being in the Town of Washington, County of Dutchess, State of New York, more particularly bounded and described as set forth on Schedule "A" annexed hereto: ✓

BEING the same premises conveyed by Ronda Gyurits, As Executrix of the Estate of William F. Brill to Marica DeVoe by deed dated February 20, 2009, and recorded in the Dutchess County Clerk's Office on March 6, 2009 as Document # 02 2009 1037.

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.

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.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
\_\_\_\_\_  
MARCIA DEVOE

STATE OF NEW YORK  
COUNTY OF DUTCHESS ss:

On the *27<sup>th</sup>* day of November in the year 2013, before me, the undersigned, a notary public in and for said state, personally appeared MARCIA DEVOE personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person on behalf of whom the individuals acted, executed the instrument.

  
\_\_\_\_\_  
NOTARY PUBLIC

CHERYL J. KIP  
NOTARY PUBLIC, State of New York  
Qualified in Dutchess County  
Reg. No. 01K15813325  
Commission Expires June 30, *2014*

Tax Identification number: 135889-6666-00-289635-0000  
Town of Washington, County of Dutchess, State of New York  
Said premises commonly known as 48 Shunpike, Clinton Corners, New York 12514

Record and Return to:  
Ann Gifford, Esq.  
Teahan & Constantino  
PO Box 369  
Millbrook, New York 12545

## Schedule A Description

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, County of Dutchess: ✓

BEGINNING at a point at the southeasterly assumed roadline of County Road #57, also known as Shunpike, said point being the most westerly corner of the herein described parcel and a point in the division line between this parcel and lands of Clarence H. Klaus, described in Liber 894 of Deeds at page 475, thence along the southeasterly and southerly assumed roadline of County Road #57, N 47° 44' 08" E 236.61 feet, N 49° 29' 50" E 189.38 feet and on a curve to the right of radius 240.00 feet, an arc length of 222.39 feet to the northeasterly corner of the herein described parcel; thence along lines of no physical bounds through the lands of Mary Catherine Smith, described in Liber 1309 of Deeds at page 20, S 19° 21' 33" W 445.00 feet and S 88° 55' 03" W 417.10 feet to a point at the easterly line of lands of Klaus; thence along lands of Klaus N 21° 30' E 120.00 feet, N 5° 30' E 33.00 feet and N 83° 00' W 173.00 feet to the point or place of beginning.



48  
SHUNPIKE  
No: 289635