

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	<u> X </u>

Name of Subdivision or Site Plan: Howe Barn Conversion Revised 01.13.2023

Detailed Description of Proposed Activity:

Accessory residential use as a guest bedroom with full bathroom and living/recreation finished space without a kitchen.

Convert the existing free standing Barn structure, which dates back to circa 1955 to an

~~apartment (bed and breakfast)~~ with its own Septic and well water systems designed by:

Hildenbrand Engineering, PLLC, 208 Creamery Road, Hopewell Junction, NY 12533

Name of Applicant(s): Edward Mauro, Architect

Address: 1173 Noxon Road, LaGrangeville, NY 12540

Telephone: 845-728-8751 Cell email: tomorrowsarchitecture@gmail.com

Email address
Name and Address of Record Owner(s): _____

Jeni and Jonathan Howe 175 North Tower Hill Road, Millbrook, NY 12545

Tax Map Number of all parcels: 135889-6965-00-758844-0000

1) Application Data for All Applications:

a) Total acreage involved in application: 13.866

- b) Total contiguous acreage controlled by applicant/owner: 13.866
- c) Total number of existing structures: 3
- d) Type of existing structures: Main house, small shed, large shed and the detached barn (to be converted)
- e) Total square footage of all new construction: renovated interior space of 744 sf +/- at Barn
- f) Estimated value of new construction or addition: \$125,000 estimated
- 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: convert detached barn to apartment

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: RR10

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:

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: New septic and well for converted Barn

Hildenbrand Engineering, PLLC, 208 Creamery Road, Hopewell Junction, NY 12533

Telephone: (845) 206-6994 Brian@HildenEng.com

Email

Name and Address of Licensed Land Surveyor: revised survey 2022

Robert Oicle, PLS, 946 Route 376 Unit 10, Wappingers Falls, NY 12590

Telephone: 845 - 293 - 0831 rob.oicle@oiclels.com

Email

Name and Address of Attorney: _____

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:  ARCHITECT

Date: 11.16.2022


AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER


State of New York }
County of Dutchess } ss:

Jeni and Jonathan Howe being duly sworn, deposes and says:

1. That he/she resides at 175 North Tower Hill Road 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 Edward Mauro of Tomorrow's Architecture, 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.


Applicant/Owner


Applicant/Owner


Notary Public

MICHELLE A. WOHLFAHRT
Notary Public, State of New York
No. 01WO6102657
Qualified in Dutchess County
Commission Expires December 8, 2023

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NEW YORK }
County of DUTCHESS } ss:

Edward Mauro, Architect being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for The Howe residence 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 1173 Noxon Road, LaGrangeville, NY in the County of Dutchess and the State of New York.
3. That he/she is the Architect 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.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public

MICHAEL J ROBINSON
Notary Public, State of New York
01RO6323185
Qualified In Dutchess County
My Commission Expires 4/11/23

Short Environmental Assessment Form

Part 1 - Project Information

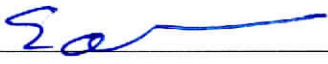
Instructions for Completing

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			
Howe Barn conversion			
Name of Action or Project: Barn conversion - renovation			
Project Location (describe, and attach a location map): 175 North Tower Hill Road, Millbrook, NY 12545			
Brief Description of Proposed Action: Convert the existing free standing Barn structure which dates back to circa 1955 to an apartment (bed and breakfast) with its own septic and well system. Well and Septic systems are currently under review with the Health department after being designed by Hildenbrand Engineering, PLLC			
Name of Applicant or Sponsor: Edward Mauro, Tomorrow's Architecture		Telephone: 845-728-8751 E-Mail: tomorrowsarchitecture@gmail.com	
Address: 1173 Noxon Road			
City/PO: LaGrangeville		State: NY	Zip Code: 12540
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 type="checkbox"/>
			YES <input checked="" 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 type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		13.866 acres	
b. Total acreage to be physically disturbed?		0.01 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.866 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			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ New well water system is under review with Health department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ New septic system is under review with the Health department.	<input checked="" type="checkbox"/>	<input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input 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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Edward Mauro</u> Date: <u>11/16/2022</u> Signature: <u></u> Title: <u>Architect</u>		



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:

Jeni Howe and Jonathan Howe
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
175 North Tower Hill Road

which is shown and designated on the Dutchess County Tax Map as:

135889 - 6965 - 00 - 758844

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

Assessment Review Building Permit
 Municipal Search Planning Board Application
 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: Jonathan Howe
Phone Number to schedule inspection: 610-764-8115 or Contractor: Brian Kelley 914-755-7540

[Signature]
Signature
Jonathan Howe

Print Name

Dated: 11/29/22

[Signature]
Signature
Jeni Howe

Print Name

Dated: 11/29/22



Town of Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
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:

Jeni and Jonathan Howe, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee
 - 2. a part 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 175 North Tower Hill Road

City Millbrook State NY Zip 12545

I have authorized (name) Brian Kelley

(Company) Fusion Renovations Inc.

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 175 North Tower Hill Road

property ID # 135889 - 6965 - 00 - 758844

Jeni Howe
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
29th day of November, 2022
Notary Public Michelle A. Wohlfahrt

Notary Stamp:

MICHELLE A. WOHLFAHRT
Notary Public, State of New York
No. 01WO6102657
Qualified in Dutchess County
Commission Expires December 8, 2023



Washington

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

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- 1. the sole owner in fee
 - 2. a part owner in fee
 - 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
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 - 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 175 North Tower Hill Road

City Millbrook State NY Zip 12545

I have authorized (name) Edward Mauro, Architect

(Company) Tomorrow's Architecture

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 175 North Tower Hill Road

property ID # 135889 - 6965 - 00 - 758844

[Handwritten Signature]
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 29th day of November, 2022.
Notary Public Michelle A. Wohlfahrt

Notary Stamp:

MICHELLE A. WOHLFAHRT
Notary Public, State of New York
No. 01WO6102657
Qualified in Dutchess County
Commission Expires December 8, 2023