

RECEIVED  
NOV 02 2022  
BY: *CLings*

OFFICE OF THE SUPERVISOR  
GARY CIFERRI  
(845) 677-3419

# TOWN OF WASHINGTON

10 Reservoir Drive  
P.O. Box 667  
Millbrook, New York 12545

VARIANCE \_\_\_\_\_ SPECIAL PERMIT \_\_\_\_\_ subdivision

Tax map ID/Grid Number: 695227, 432201, 711448

Owner Name Johnson Family Trust

Address Andrew Haight Rd + N. Mabbettsville Rd.

Description of Variance or Special Permit:

Johnson Family sought a subdivision  
and 2-Lot Line Changes - 3 parcels become  
7 parcels at the end.

Special Conditions:

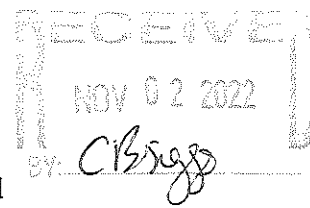
Approved

Disapproved \_\_\_\_\_

Board Members: Motion	<u>Member Drury</u>	Second:	<u>Member Meaney</u>
<u>Ch. Jorgensen</u>	<u>absent</u>	<u>Member Alexander</u>	<u>aye</u>
<u>Member Meaney</u>	<u>aye</u>	<u>Member Spence</u>	<u>aye</u>
<u>Member Drury</u>	<u>aye</u>	<u>Member Philipps</u>	<u>absent</u>
<u>Member Cornell</u>	_____	_____	_____

Signature *Ruston A. Fiore*

Date of Meeting 11/1/2022



**Town of Washington Planning Board**

**RESOLUTION APPROVING SUBDIVISION**

**Johnson Family Trust Subdivision  
Andrew Haight Road and North Mabbetsville Road**

Town of Washington Planning Board member Drury offered the following resolution, which was seconded by member Meaney as follows:

**WHEREAS**, the Applicants, Christopher Johnson and Annabel Ross Johnson Teal, as trustees for the Elizabeth Ross Johnson Revocable Trust, submitted an application for a seven (7) lot subdivision on or about April 18, 2022; and

**WHEREAS**, the Elizabeth Ross Johnson Trust owns three (3) parcels of real property located on Andrew Haight Road and North Mabbetsville Road and consisting of approximately 650 acres, more particularly described as Tax Map Numbers 6866-00-695227-0000 (approximately 581 acres) 6866-00-432201-0000 (approximately 36 acres), and 6866-00-711448-0000 (approximately 33 acres) in the RR-10 zoning district, Agricultural Protection Overlay, and in Agricultural District 21 (the "Property"); and

**WHEREAS**, the Applicants propose a non-realty subdivision whereby they intend to divide the three (3) parcels into seven (7) total parcels with two lot line adjustments on an assemblage of property totaling approximately 650 acres; and

**WHEREAS**, the Applicants submitted two plans entitled "SKETCH PLAN PREPARED FOR JOHNSON FAMILY TRUST" and "CONCEPT PLAN PREPARED FOR JOHNSON FAMILY TRUST" prepared by Chazen Engineering, Land Surveying, Landscape Architecture & Geology Co., D.P.C. and dated January 26, 2022; and

**WHEREAS**, a final map, prepared by LaBella Associates, entitled JOHNSON FAMILY TRUST SUBDIVISION bearing the date of OCTOBER 13, 2022 has been submitted, and accepted; and

**WHEREAS**, the Applicants submitted a property survey last revised February 11, 1981; and

**WHEREAS**, pursuant to NYCRR 112.5(c)(2), referrals were made to the New York State Department of Health and the Village of Millbrook since the Property is located with Zone III of the Village of Millbrook watershed protection zone; and

**WHEREAS**, a referral to the Dutchess County Department of Planning and Development was not required; and

**WHEREAS**, the Planning Board held a duly noticed public hearing for the Project on November 1, 2022, during which all those who wished to speak were heard.

**WHEREAS**, there is a pre-existing single-family house with accessory structures, working farm facility, and an airfield strip on the 581-acre parcel that do not impact this subdivision application; and

**WHEREAS**, no new buildings are proposed for construction and no site disturbance is proposed as part of this application; and

**WHEREAS**, on November 1, 2022, the Planning Board issued a Negative Declaration pursuant to the State and Environmental Quality Review Act as discussed more thoroughly in the “Notice of Determination of Non-Significance.”

**NOW, THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Washington makes the following findings in accordance with Sections 276 and 277 of the Town Law and the Town of Washington Zoning Code:

1. The proposed subdivision will comply with Subdivision Code of the Town of Washington Zoning Code.
2. The final map meets all codes and regulations regarding lot sizes and other applicable regulations, codes and laws, except as noted herein.

**BE IT FURTHER RESOLVED**, that the Planning Board of the Town of Washington gives preliminary and final approval to this seven (7) lot subdivision and authorizes the Chairman of the Planning Board to carry out appropriate completion of signing, and filing of the subdivision plat shall be subject to the following conditions:

- (a) Complete payment of appropriate fees, including all municipal fees and the Town’s consulting costs.
- (b) Receipt of “permission to file” from the Dutchess County Health Department prior to the Chair signing the plat.

The foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Jorgensen

absent

Member Alexander

aye

Member Cornell

aye

Member Drury

aye

Member Meaney

aye

Member Philipps

absent

Member Spence

aye

Dated: Millbrook, New York  
November 1, 2022

Kristen DiFiore  
Kristen DiFiore, Secretary  
Town of Washington Planning Board

RECEIVED  
NOV 02 2022  
BY: C. Briggs

**Town of Washington Planning Board**  
**State Environmental Quality Review Act**  
**NEGATIVE DECLARATION**  
**Notice of Determination of Non-Significance**

---

**Johnson Family Trust Subdivision**  
**Andrew Haight Road and North Mabbetsville Road**

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 of the Environmental Conservation Law, known as the State Environmental Quality Review Act ("SEQRA").

The TOWN OF WASHINGTON PLANNING BOARD, as lead agency, has determined that the proposed action described below will not have a significant environmental impact and a Draft Environmental Impact Statement will not be prepared.

**Name of Action:** Johnson Family Trust Subdivision  
Seven Lot Subdivision  
Plat entitled Johnson Family Trust Subdivision

**SEQRA Status:** Type 1   
Unlisted

**Conditioned Negative Declaration:**  Yes  
 No

**Description of Action:**

Applicants, Christopher Johnson and Annabel Ross Johnson Teal ("Applicants"), as trustees for the Elizabeth Ross Johnson Revocable Trust, propose to subdivide three (3) parcels owned by the Trust, more specifically identified as Tax Map Numbers 6866-00-695227-0000 (approximately 581 acres) 6866-00-432201-0000 (approximately 36 acres), and 6866-00-711448-0000 (approximately 33 acres) into seven (7) total parcels with two lot line adjustments on an assemblage of property totaling approximately 650 acres; said parcels are in the RR-10 zoning district, Agricultural Protection Overlay, and in Agricultural District 21.

**Location:** Andrew Haight Road and North Mabbetsville Road (Tax Map Nos. 6866-00-695227-0000; 6866-00-432201-0000; and 6866-00-711448-0000).

**Reasons Supporting This Determination:**

**NOW, THEREFORE, BE IT RESOLVED**, that the Town of Washington Planning Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems. This is a seven-lot subdivision with no new construction proposed. There is an existing single-family house with accessory structures, working farm facility, and an airfield strip on the 581-acre parcel that do not impact the other parcels. No referral was required for the Dutchess County Department of Planning and Development, so no comments were received from that Department. A public hearing was held on November 1, 2022 during which time all those who wished to speak were heard. The limited nature of this Action was considered for each of the impact areas identified below in the numbered paragraphs.

2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources, except as herein described.

3. The Action does not involve the impairment of any designated critical environmental area. While environmentally sensitive areas are present on the Property, no development is currently proposed.

4. The Action will not create a material conflict with the community's current plans or goals as officially approved or adopted.

5. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural, or aesthetic resources of the existing community or neighborhood character.

6. The Action will not result in a major change in the use of either the quantity or type of energy.

7. The Action will not create a hazard to human health.

8. The Action will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources or in its capacity to support existing uses.

9. The Action will not encourage or attract a large number of people to a place or places from more than a few days, compared to the number of people who would come to such place absent the Action.

10. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences.

11. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.


12. The action does not involve two or more actions undertaken, funded, or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c).

**BE IT FURTHER RESOLVED**, that the Town of Washington Planning Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no potential significant environmental impacts associated with the Action.

The foregoing Resolution was duly put to a vote which resulted as follows:

Chairman Jorgensen	<u>absent</u>
Member Alexander	<u>aye</u>
Member Cornell	<u>aye</u>
Member Drury	<u>aye</u>
Member Meaney	<u>aye</u>
Member Philipps	<u>absent</u>
Member Spence	<u>aye</u>

Dated: Millbrook, New York  
November 1, 2022

  
\_\_\_\_\_  
Kristen DiFiore, Secretary  
Town of Washington Planning Board



Project:	Johnson Family Trust Subdivision
Date:	November 1, 2022

**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?"

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

Project: Johnson Subdivision

Date: November 1, 2022

***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.

Refer to separate Negative Declaration document dated November 1, 2022.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
Town of Washington Planning Board <hr/> Name of Lead Agency	November 1, 2022 <hr/> Date
Ed Jorgensen <hr/> Print or Type Name of Responsible Officer in Lead Agency	Planning Board Chair <hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

**PRINT FORM**