

Applicant Name

Address

Phone

MADDETSVILLE
3820 Rt 44
(914) 274-1920

Gulf Email

patty@snkpetro.com

APPLICATION TO BOARD OF APPEALS

Appeal No. _____

Date

10/20/21
New York

TO THE ZONING BOARD OF APPEALS, Town of Washington

I (we)

Jihad Alhaj
(Name of Appellant)

of

3820 Route 44
(Street and Number)

Millbrook
NY

Millbrook
(Municipality)

NY
(State)

HEREBY APPEAL TO

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING

INSPECTOR ON APPLICATION FOR BUILDING PERMIT NO. _____, DATED _____

19 _____, WHEREBY THE BUILDING INSPECTOR DID

☐ GRANT

☐ DENY

TO _____

(Name of applicant for permit)

OF _____

(Street and Number)

(Municipality)

(State)

☐ A PERMIT FOR USE

☐ A PERMIT FOR OCCUPANCY

☐ A CERTIFICATE FOR CONTINUATION OF A NON-CONFORMING USE

1. LOCATION OF THE PROPERTY 3820 Route 44

(Street and Number)

(Use District on
Zoning map)

2. PROVISION (S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section subsection and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance.) _____

3. TYPE OF APPEAL. Appeal is made herewith for:

- ☐ An interpretation of the Zoning Ordinance or Zoning Map
☐ A variance to the Zoning Ordinance

4. PREVIOUS APPEAL. A previous appeal ☐ has

☐ has not been made with

respect to this decision of the Building Inspector or with respect to the property. Such appeal (s) was (were) in the form of ☐ a requested interpretation

☐ a request for a variance

and was (were) made in Appeal No. _____, dated _____ 19 ____.

Appeal No. _____, dated _____ 19 ____.

Appeal No. _____, dated _____ 19 ____.

Please download the appropriate State Environmental Assessment form from the NYDEC website.

5. REASON FOR APPEAL. (Complete relevant blank. Use extra sheet if necessary.)
A. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED because:

DIGITAL Price SIGN IS NEEDED
SIGN HAS BEEN UNLIT FOR MONTHS.

- B. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

- (1) STRICT APPLICATION of the Ordinance would produce UNDUE HARDSHIP because:

CARS DRIVING BY ASSUME STATION
IS CLOSED. BUSINESS IS SUFFERING.

- (2) The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in this use district because:

- (3) The variance would observe the spirit of the ordinance and would NOT CHANGE THE CHARACTER OF THE DISTRICT because:

A Price SIGN WAS ALWAYS THERE

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss

Sworn to this 28TH day of JANUARY, 19 2021

* (Signature)

(Notary Public)

Applicant preferred contact number (914) 274-1920

Dutchess County Tax Grid Map Number 6865-00-664497

setback variance \$400.00 each additional setback \$125.00

GERALD A. BUNTING
Notary Public, State of New York
No. 02BU6024045
Qualified in Nassau County
Commission Expires May 17, 2022

*

JITAP



AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NEW YORK }
County of DUTCHESS } ss:

JIHAD M. ALHAJ being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for _____ 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 13 TOPAZ RUN, POUGHKEEPSIE in the County of DUTCHESS and the State of NEW YORK.
3. That he/she is the OWNER / AGENT 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.

* Jihad
Agent/Owner JIHAD M. ALHAJ

Agent/Owner

Notary Public

Gerald A. Bontade
Notary Public, State of New York
No. 02BU6024046
Qualified in Nassau County
Commission Expires May 17, 2022

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: DIGITAL PRICE SIGN (LED)									
Project Location (describe, and attach a location map): 3820 ROUTE 44. MILLBROOK NY									
Brief Description of Proposed Action: SPECIAL USE PERMIT – PRICE SIGN									
Name of Applicant or Sponsor: MABBETTSVILLE GOLF		Telephone: (845) 392 3452							
Address: 3820 RT. 44		E-Mail: patty@snkpetro.com							
City/PO: MILLBROOK		State: NY	Zip Code: 12524						
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.			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<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:			<table border="1"> <tr> <th>NO</th> <th>YES</th> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
NO	YES								
<input checked="" type="checkbox"/>	<input type="checkbox"/>								
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<table border="1"> <tr> <td></td> <td>acres</td> </tr> <tr> <td></td> <td>acres</td> </tr> <tr> <td>N/A</td> <td>acres</td> </tr> </table>		acres		acres	N/A	acres
	acres								
	acres								
N/A	acres								
4. Check all land uses that occur on, are adjoining or near the proposed action:									
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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									

5. Is the proposed action,		NO	YES	N/A
a. A permitted use under the zoning regulations?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Consistent with the adopted comprehensive plan?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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?		NO	YES	
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?		NO	YES	
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?		NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____		<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?		NO	YES	
		<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?		NO	YES	
		<input checked="" type="checkbox"/>	<input 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:		
<div><input type="checkbox"/>Shoreline <input type="checkbox"/>Forest <input type="checkbox"/>Agricultural/grasslands <input type="checkbox"/>Early mid-successional</div> <div><input type="checkbox"/>Wetland <input type="checkbox"/>Urban <input type="checkbox"/>Suburban</div> <div>N/A</div>		
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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<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: _____ Date: 1/28/21		
Signature: P. Granta _____ Title: _____		

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?"

	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"/>

PRINT FORM

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) **PRINT FORM**