

HARRY J. BLY L.S.  
(1935-2008)

PO BOX 629  
NINE ELM DRIVE  
MILLBROOK, NY 12545



LAND SURVEYORS, PLANNERS

BRIAN M. HOUSTON L.S.

TEL (845) 677-5619  
FAX (845)677-6117  
EMAIL. blyandhouston@aol.com

Edvard Jorgensen  
Chairman Town of Washington Planning Board  
PO Box 667  
Millbrook, NY 12545

April 16, 2022

RE: Lot Line Change between Estate of Perkins and Palladium Foundation,  
562 Route 343, Tax Id: 6864-00-664610-00 (Perkins) and  
Tax Id: 6864-00-427825-00 (Palladium Foundation)

Dear Planning Board Members.

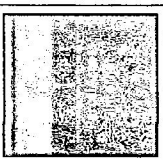
Please accept this lot line change application for the above referenced project,  
located in the RR-10 zoning district.

The application is for a proposed lot line change that would convey approximately 41 acres of vacant land from the Estate of Nancy Perkins and merge this land into the adjoining property owned by Palladium Foundation, which is also known as Waldbridge Farm. The Perkins property would then consist of an approximate 25 acre parcel of land that has a house, garage, 3 barns, pond, and its own well and septic system. The survey being submitted is a work in progress, but shows the actual location of the structures and improvements. There is a time constraint associated with this project and we understand that more information will need to be submitted for a future meeting, but there is more than enough information shown to have a first discussion.

We look forward to discussing this in more detail at the next planning board meeting.

Sincerely,

Brian Houston L.S.



Parcel File  
Dutchess County, NY



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 \_\_\_\_\_

Name of Subdivision or Site Plan: LOT LINE CHANGE BETWEEN  
ESTATE OF PERKINS AND PALLADIUM FOUNDATION

Detailed Description of Proposed Activity:

Name of Applicant(s): ESTATE OF PERKINS PALLADIUM FOUNDATION  
Address: 562 ROUTE 343, MILLBROOK 12545 867 E. SIMPSON AVE  
Telephone: 677-5700 (DAVID STACK EXECUTOR) SALT LAKE CITY, UT 84106  
Email address \_\_\_\_\_  
Name and Address of Record Owner(s): \_\_\_\_\_

SAME

Tax Map Number of all parcels: 6864-00-664610 (PERKINS)  
6864-00-427825 (PALLADIUM FOUNDATION)

1) Application Data for All Applications:

a) Total acreage involved in application: 353+/- AC

- b) Total contiguous acreage controlled by applicant/owner: 353 +/- AC
- c) Total number of existing structures: 5 PERKINS, 7 PALLADIUM
- d) Type of existing structures: PERKINS - HOUSE, GARAGE, BARNS  
PALLADIUM - HOUSE, GARAGE, 4 BARNS
- e) Total square footage of all new construction:
- f) Estimated value of new construction or addition:
- g) Type of construction or activity proposed: (Check all that apply)

New Construction:	Residential	<u>      </u>	Commercial	<u>      </u>	Institutional	<u>      </u>
Expansion:	Residential	<u>      </u>	Commercial	<u>      </u>	Institutional	<u>      </u>
Home Occupation:	<u>      </u>					
Change in Use:	<u>      </u>					
Other:	<u>      </u>					

h) Data for Subdivision and Lot Line Applications Only:

- i) Total number of lots proposed: 0
- ii) What is the size of the smallest lot proposed? 25 +/- AC.
- iii) What is the size of the largest lot proposed? 328 +/- AC
- 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: RR-10

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 X If yes, please list in detail:

AGRICULTURAL

d) Subdivision/Line Line Applications Only

i) Preliminary Plat includes 353 +/- acres and tentatively includes 0 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 X 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 X No \_\_\_\_\_. If no, state the number of sections to be filed \_\_\_\_\_.

Name and Address of Professional Engineer: \_\_\_\_\_

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

Email \_\_\_\_\_

Name and Address of Licensed Land Surveyor: BRIAN HOUSTON L.S

Po Box 629 MILBROOK NY 12545

Telephone: 677-5619 BLYANDHOUSTON@AOL.COM

Email \_\_\_\_\_

Name and Address of Attorney: DAVID STACK

677-5700

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.

X

Applicant Signature: David R. Flumb

Date: April 18, 2022

PERKINS

EXECUTOR'S DEED (INDIVIDUAL OR CORPORATION)

FORM 8005 (short version), FORM 8010 (long version)

Wash Sp  
65  
125  
5  
195

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made November 17, 2009, between

Jennifer Perkins Speers, residing at 867 East Simpson Ave, Salt Lake City, Utah 84106, as Executor under the Last Will and Testament of George W. Perkins, Jr., who died June 12<sup>th</sup>, 2008, late of Park City, Utah party of the first part, and

Nancy F. Perkins residing at Walbridge Farm, 562 Route 343, Millbrook, New York 12545, party of the second part;

WITNESSETH, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Dutchess County, New York on June 25, 2009, and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of one dollar, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever;

ALL those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, more particularly described as follows:

PARCEL 1:

BEGINNING at the northeast corner of Caleb Morgan's barn on the south side of the Turnpike and running thence South 15° West 3 chains 87 links; thence West 4 chains 04 links to a walnut tree in Obodiah Titus line: thence South 1° 30' East 29 chains 46 links to a chestnut tree; thence with said Titus land South 89° 45' East 21 chains to a twin black oak tree; thence North 8 chains 26 links with said Titus lands: thence north 10 ° East 4 chains 66 links along the lands of Walter John and Joseph Haight; thence North 57° East 6 chains 43 links along lands of said Haight and Alanson Manchester to the aforesaid Turnpike road; thence along said turnpike road Northwesterly and Westerly to the place of beginning. Containing by estimation 66 acres of land, be the same more or less. Also identified as tax parcel 6864-00-664610.

BEING and intended to be a portion of the premises described in a deed to George W. Perkins, Jr. dated May 17, 1950 and recorded in Liber 744 page 39 in the Dutchess County Clerk's Office.

PARCEL 2:

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, State of New York, more particularly described in Schedule A attached hereto, and also identified as tax parcel 6864-00-644727. ;

BEING and intended to be a portion of the premises described in a deed to George W. Perkins, Jr. dated May 12, 1950 and recorded in Liber 744 page 312 in the Dutchess County Clerk's Office.

This conveyance is subject to a Conservation Easement which runs with the land and which was granted to Dutchess Land Conservancy, Inc. by Conservation Easement Deed dated September 12<sup>th</sup>, 2002 and recorded in the Dutchess County Clerk's Office September 17<sup>th</sup>, 2002 at Document No. 02 2002 9149.

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;

# PALLADIUM FOUNDATION

## EXECUTOR'S DEED (INDIVIDUAL OR CORPORATION)

FORM 8005 (short version), FORM 8010 (long version)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR SELLER AND PURCHASER BEFORE SIGNING.

THIS INDENTURE, made November 7, 2009, between

Wash Sp.  
65  
125  
5  
195

**Jennifer Perkins Speers**, residing at 867 East Simpson Ave, Salt Lake City, Utah 84106, as **Executor** under the Last Will and Testament of George W. Perkins, Jr., who died June 12<sup>th</sup>, 2008, late of Park City, Utah party of the first part, and

**Palladium Foundation** with an address of 867 East Simpson Ave, Salt Lake City, Utah 84106, party of the second part;

**WITNESSETH**, that the party of the first part, to whom letters testamentary were issued by the Surrogate's Court, Dutchess County, New York on June 25<sup>th</sup>, 2009 and by virtue of the power and authority given in and by said last will and testament, and/or by Article 11 of the Estates, Powers and Trusts Law, and in consideration of one dollar, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, the distributees or successors and assigns of the party of the second part forever;

**ALL** those certain plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, more particularly described as follows:

### PARCEL 1:

Being a 25.869 acre parcel described as follows:

Lot 2 on Filed Map number 9367C entitled "Subdivision of Lands of George W. Perkins, Jr." filed in the Dutchess County Clerk's Office on November 26th, 1996. Tax grid number 6864-00-658974-0000.

Being and intended to be a portion of the premises described in deed dated May 12th, 1950 and recorded in the Dutchess County Clerk's Office at Liber 744 of deeds at page 312.

### PARCEL 2:

Being a 287.52 acre parcel described as follows:

All that tract of land with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess and State of New York, on the northerly side of the Millbrook-Dover Plains State Highway, Route No. 343, as now laid out, bounded and described as follows:

Beginning at a point on the northerly side of said Millbrook-Dover Plains State Highway Route No. 343, as now laid out, being the southwesterly corner of lands conveyed to Joseph T. Tower by deed dated November 30, 1929, and recorded on December 30, 1929 in the office of the Clerk of Dutchess County in Book 502 of Deeds, page 247, and also being the south east corner of lands conveyed by the grantors to Donald Layton and Edith Layton, his wife, by deed dated January 9, 1950, which point as measured along the northerly side of said highway is distant approximately 2500 feet easterly from the intersection of the easterly side of Nine Partner's Lane with the northerly side of said highway; running thence north 16 degrees 27 minutes East along the easterly line of said Layton's land 18 chains 12 links more or less to the northwest corner of lands conveyed to Joseph T. Tower as aforesaid; thence south 81 degrees 42 minutes East along the northerly line of lands conveyed to Joseph T. Tower as aforesaid and along lands now or formerly of Silas Wodell 10 chains 8 links more or less to the northwest corner of lands conveyed to Maria B. Tower in her lifetime by the sixth parcel of a deed from Mary Thorn Carpenter dated June 3, 1900, and recorded in said Clerk's office on June 27, 1900, in Book 308 of Deeds, page 68; thence south 86 degrees 30 minutes East 12 chains 24 links, along the land now or formerly of Joseph



Wodell; thence north 3 degrees East 26 links along said Wodell's land; thence north 7 degrees East 23 links along said Wodell's land; thence north 1 degree 30 minutes East 11 chains 79 links still along said Wodell's land to the northwest corner of the fourth parcel of said lands heretofore conveyed to said Maria B. Tower by said Deed, Book 308, page 68, the same corner being also the southeast corner of lands formerly of Jonathan Thorn; thence south 88 degrees 45 minutes east 17 chains along the northerly line of said fourth parcel, the same being also along the land of said Thorn, to land formerly of Obediah Titus; thence north 1 degree 45 minutes east 4 chains 86 links to land formerly of Stephen I. Deuell, said point being the northwest corner of the first parcel of lands heretofore conveyed to said Maria B. Tower by said deed, Book 308, page 68; thence south 87 degrees 15 minutes East 10 chains 14 links to line of farm formerly of Charles Baker; thence south 45 minutes west 18 chains 20 links in Baker's line to the southwest corner of farm formerly of Baker; thence south 86 degrees 35 minutes East 31 chains along the lands formerly of Stephen I. Deuell and Charles Baker to lands conveyed to said Maria B. Tower in her lifetime by the second parcel of a deed from Frank J. Connolly, Referee, dated July 26, 1917, and recorded the same day in said County Clerk's office in book 399 of Deeds, page 142; thence north 2 degrees East 29 chains 42 links along the westerly line of second parcel of said lands conveyed to said Maria B. Tower by said deed, Book 399, page 142, to the northwest corner of said second parcel and a highway; thence south 28 degrees 45 minutes East 6 chains 24 links along the centre of said highway; thence south 42 degrees 45 minutes East 6 chains 11 links still along said highway; thence south 7 degrees 30 minutes East 4 chains 97 links along said highway to the junction of the highway with the road leading from Little Rest to Mabettsville; thence south 89 degrees East 4 chains 20 links; thence north 85 degrees East 3 chains 26 links; thence north 88 degrees 15 minutes East 7 chains 25 links along said centre of said highway; thence on the south side of said Highway south 14 degrees 45 minutes East 14 links; thence south 7 degrees 45 minutes East from the highway along lands of Holmes Farm 4 chains 17 links to end of stone wall; thence south 77 degrees 30 minutes East 4 chains 15 links; thence south 3 degrees West 20 links; thence south 40 degrees 45 minutes East 4 chains 32 links; thence north 84 degrees West 64 links being 3 links east of Locust tree; thence south 32 degrees 15 minutes West 4 chains 65 links; thence south 1 degree 45 minutes East 6 chains 11 links to a stake and stones on the west side of a wall; thence south 85 degrees 30 minutes East 14 chains 11 links to a stake and stones; thence south 86 degrees 30 minutes East 2 chains 47 links to a stake and stones; thence south 7 degrees 45 minutes East 11 chains 59 links to a Chestnut tree marked on the corner; thence north 89 degrees 50 minutes West 3 chains 22 links to a stake and stones near some old saplings marked on the north side; thence north 86 degrees West 18 chains 59 links to the northeast corner of the first parcel of lands heretofore conveyed to said Maria B. Tower by deed from David G. McCullough, Referee, dated November 6, 1936 and recorded in said Clerk's office on November 10, 1936 in Book 555, Page 561 of Deeds thence south 1 degree 45 minutes West 37 chains 21 links along the easterly line of said first parcel of lands conveyed to said Maria B. Tower by said deed Book 555, Page 561, and also along the lands now or formerly of Walter and John Haight; thence north 76 degrees West along lot now or formerly of Amy Van Tassel's, 6 Chains 9 links; thence south 1 degrees 30 minutes West along said Amy Van Tassel's land 3 chains 2 links to the northerly side of said Millbrook-Dover Plains State Highway Route No. 343 as now laid out; thence in a northwesterly direction along the northerly side of said Highway 6420 feet more or less to the point or place of beginning.

Excepting and reserving therefrom all property conveyed to Dutchess Day School as shown on filed map number 10746A entitled "Lot Line Realignment from Perkins to Dutchess Day School".  
Tax Grid 6864-00-427825-0000.

Being and intended to be a portion of the premises described in deed dated May 12, 1950 recorded in the Dutchess County Clerk's Office in Liber 744 of deeds at page 312.

PARCEL 3:

Being a 36.86 acre parcel described as follows:

Lot 1A on Filed Map number 9367B entitled "Meadow View Farms Minor Subdivision of Parcel No. 1 of Filed Map Number 9367A of Lands Now or Formerly Perkins" filed in the Dutchess County Clerk's office on October 13th, 1995.

Tax Grid 6864-00-784665-0000.

NYSBA's Residential Real Estate Forms (9/00)

© 2004 Matthew Bender & Co., a member of the LexisNexis Group.

Being and intended to be the same premises described in a deed dated June 26th 2006 and recorded in the Dutchess County Clerk's Office as Document #: 02-2006-5030.

PARCEL 4:

Being a 131.22 acre parcel described as follows:

Lot 1B on Filed Map number 9367B entitled "Meadow View Farms Minor Subdivision of Parcel No. 1 of Filed Map number 9367A of Lands Now or Formerly Perkins" filed in the Dutchess County Clerks' office on October 13th, 1995.  
Tax Grid No.: 6864-00-825835-0000.

Being and intended to be the same premises described in a deed dated July 1, 1960 recorded in the Dutchess County Clerk's Office at Liber 1032 page 0096.

This conveyance contains parcels which are subject to the terms of a Conservation Easement which runs with the land which was granted to Dutchess Land Conservancy, Inc. by Conservation Easement Deed dated September 12<sup>th</sup> 2002 and recorded in the Dutchess County Clerk's Office September 17, 2002 as Document # 02-2002-9149.

**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 also all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise;

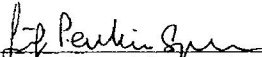
**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

**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 costs 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.

  
Jennifer Perkins Speers, in her capacity as Executor of the Estate of George W. Perkins, Jr.

Acknowledgment by a Person Outside New York State (RPL § 309-b)

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

State of NEW YORK }  
County of DUTCHESS } ss:

- DAVID R. STACK being duly sworn, deposes and says:
1. That he/she resides at 48 Jamieson Hill Rd, Clinton Corners 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 BRIAN HOUSTON L.S. of BLY AND HOUSTON LAND SURVEYORS 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.

David R. Stack  
Applicant/Owner

\_\_\_\_\_  
Applicant/Owner

Corinne Larocca  
Notary Public

**CORINNE LAROCCA**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
Registration No. 01LA6283323  
Qualified in Dutchess County  
My Commission Expires 6/3/25

**DISCLOSURE OF BUSINESS INTEREST**

State of NEW YORK }  
County of DUTCHESS } ss:

DAVID R. STALK 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.)

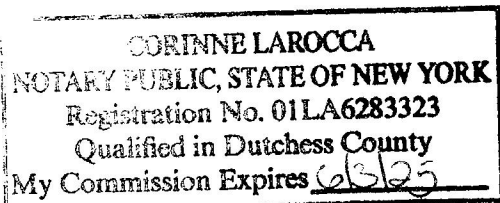
NONE

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.

David R. Stalk Co-Secretary  
Agent/Owner

Agent/Owner

Corinne Larocca  
Notary Public





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:

ESTATE OF PERKINS and \_\_\_\_\_

Owner Name \_\_\_\_\_ Owner Name \_\_\_\_\_

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

562 ROUTE 343, MILLBROOK NY 12545

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

6864 - 00 - 664610 - 00

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
- X 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: BRIAN HOUSTON L.S

Phone Number to schedule inspection: 677-5619

David R. Stack Co. Executor \_\_\_\_\_  
Signature Signature

DAVID R. STACK CO. EXECUTOR \_\_\_\_\_  
Print Name Print Name

Dated: 4/18/22 \_\_\_\_\_  
Dated: \_\_\_\_\_