

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

RECEIVED
NOV 30 2022
BY: C. B. [Signature]

TOWN OF WASHINGTON

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

VARIANCE _____ SPECIAL PERMIT

Tax map ID/Grid Number: 207547

Owner Name Quila Farms, LLC

Address 593 Verbank Road

Description of Variance or Special Permit:

Applicant sought Special Permit to build a 2-bedroom cottage (accessory dwelling)

Special Conditions:

Approved

Disapproved _____

Board Members: Motion Member Meaney Second: Member Cornell

Ch. Jorgensen absent

Member Alexander aye

Member Meaney aye

Member Phillips absent

Member Drury aye

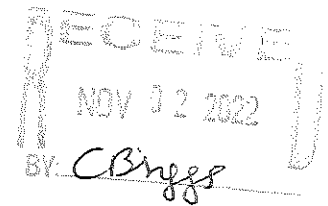
Member Cornell _____

Member Spence aye

Signature Kristen Dikou

Date of Meeting 11/1/2022

Town of Washington Planning Board



RESOLUTION APPROVING SPECIAL USE PERMIT AND SITE PLAN

Quila Farms, LLC
593 Verbank Road

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

WHEREAS, the Applicant, Quila Farms, LLC, submitted an application for a special use permit and site plan approval to construct an accessory residential cottage and associated garage at 593 Verbank Road, tax parcel no. 135889-6664-00-207547-0000, a 21-acre property located within the RL-5 zoning district and in Agricultural District 21 (the “Project”); and

WHEREAS, the property owner, Quila Farms, LLC, authorized Cristina Rosado to make said application to the Town of Washington; and

WHEREAS, the Project is depicted on site and architectural plans entitled “SPECIAL USE PERMIT APPLICATION PREPARED FOR QUILA FARMS, LLC” prepared by Joseph Zarecki, P.E., of Zarecki & Associates, LLC, dated September 19, 2022 and September 20, 2022 (“Plans”); and

WHEREAS, the Applicant submitted a survey map prepared by John Y. Cho dated January 21, 1997 and June 6, 2002; and

WHEREAS, the Applicant submitted an Agricultural Data Statement signed and dated September 15, 2022 and subsequently revised on October 4, 2022; and

WHEREAS, the Applicant submitted a Short Environmental Assessment Form dated September 15, 2022; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(11), this application is considered a Type II action pursuant to the State and Environmental Quality Review Act, which requires no additional environmental review; and

WHEREAS, the Project was referred to the Dutchess County Department of Planning and Development pursuant to Section 239-m of the General Municipal Law, which responded on October 19, 2022 that the application was a matter of local concern; and

WHEREAS, the Millbrook Fire Department reviewed the site plan for the proposed new structures and confirmed that the driveway and entrance provide adequate access for fire apparatus in correspondence dated October 18, 2022; and

WHEREAS, the site plan meets all applicable requirements of the Town of Washington Town Code, specifically the standards set forth in Town Code Section 483; and

WHEREAS, the special permit application meets all applicable requirements of the Town Code, specifically Section 470; 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.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Washington makes the following findings in accordance with Sections 274-a and 274-b of the Town Law and the Town of Washington Zoning Code:

1. The Project will comply with the applicable requirements in Article IV of the Town's Zoning Code as provided in Sections 483 to 487 and will be consistent with the purpose of the Chapter.
2. The Project will further comply with the applicable requirements in Article IV of the Town's Zoning Code as provided in Sections 470 to 473 and will be consistent with the purpose of the Chapter.
3. The Project will comply with the applicable requirements in Article III of the Town's Zoning Code, specifically Section 330-B, entitled "Accessory Residential Housing," which is permitted in the RL-5 district by special permit. The Project seeks to construct an accessory residential cottage and garage on a residential lot with a single-family residence that is owner-occupied. The Applicant proposes to demolish the single-family residence and temporarily utilize the cottage during reconstruction of the principal structure. The Applicant further proposes install a new septic system to serve the accessory structure. Further, the Project satisfies the minimum acreage requirements for an accessory apartment since the subject lot is approximately 21-acres where 10-acres is required.
4. While the Applicant did not submit a separate erosion and sediment control plan in accordance with Sections 329 and 335 of the Zoning Code, the Plans show a proposed silt fence, which is used to control soil erosion during construction.

BE IT FURTHER RESOLVED, that the Planning Board of the Town of Washington hereby grants (i) the special use permit, and (ii) preliminary and final site plan approval to the Project as depicted on the Site Plan and authorizes the Chairman of the Planning Board or his designee to carry out appropriate completion of the Site Plan process upon compliance with the following conditions:

- (a) Complete payment of all municipal fees and the Town's consulting costs.

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
Kristen DiFiore, Secretary
Town of Washington Planning Board