

# MACKEY BUTTS & WISE LLP

## ATTORNEYS AT LAW

November 30, 2021

Robert B. Dietz  
Robert R. Butts  
David R. Wise  
Joshua E. Mackey  
Cara A. Whalen  
Brooke D. Youngwirth

Ian S. MacDonald  
Christina A. Mazzarella  
Pedro Medina, Jr

Neil A. Wilson  
Roderick J. MacLeod  
R. Keith Salisbury  
Tyrone Brown

Hon. John Parisi, Chairman  
Hon. Members of the Zoning Board of Appeals  
Town of Washington  
P.O. Box 667  
10 Reservoir Drive  
Millbrook, New York 12545

**Re: Application for Interpretation  
George M Taylor & Son Inc.  
Premises at 23 Taylor Road and 24-32 Tinker Town Road  
Tax Parcel Nos. 7063-06-397993 and 7063-06-371999**

Dear Chairman Parisi and Members of the Zoning Board of Appeals:

This firm represents George M. Taylor & Sons, Inc. in regard to this application for an interpretation under Section 391(3) of the Town of Washington Zoning Code. This application for interpretation is submitted in this letter form since we were unable to find an appropriate interpretation application form on the Town website. We note that a request for an interpretation of the Zoning Code is a Type II Action pursuant to 6 NYCRR 617.5(c)(37) of State Environmental Quality Review Act (SEQRA) regulations, and that no further environmental review can be required under SEQRA.

We ask that this application be placed on the next available agenda of the Zoning Board of Appeals (ZBA) for public hearing and discussion. We also respectfully request that the ZBA set a date and time for purposes of a field inspection of the site and that the ZBA take no action on this application until after the conclusion of the field inspection.

Reply to:

☒ 3208 Franklin Avenue  
Millbrook, NY 12545  
P 845.677.6700  
F 845.677.2202

☐ 319 Mill Street  
Poughkeepsie, NY 12601  
P 845.452.4000  
F 845.454.4966

www.mbwise.com

This application is an appeal from a Notice of Apparent Violation dated June 21, 2021 issued by the Town Code Enforcement Officer, alleging that the applicant was making use of the above referenced premises as, *"storage, maintenance and operation of concrete delivery trucks, related equipment and supplies without a special use permit or use variance, which is a substantial change of use from the existing legal nonconforming use"*.

As set forth below: 1) the site is not being used for the manufacture and distribution of concrete or related products; 2) the site has not been expanded or altered to accommodate concrete delivery trucks; 3) the use of the site for parking of commercial vehicles used in the owner's concrete delivery business is not substantially different in nature or purpose than that of maintenance and parking of vehicles used in the existing petroleum fuel supply and delivery use; and 4) the parking of concrete delivery vehicles has not increased the nonconforming use of the site so as to cause injury to the surrounding area.

This appeal is taken under Section 391(3) of the Town Code that states in relevant part:

*“No nonconforming use of land, buildings, or other structures shall be changed to any use which is substantially different in nature or purpose from the existing nonconforming use, except to a use which is permitted in the district in which the land, building, or other structure is located, unless the Zoning Board of Appeals finds that the new use will have no greater injurious impact upon the surrounding area than the existing use.”*

### **Background**

The Taylor Oil site is comprised of three parcels, only two of which are part of this appeal, the third parcel being approximately 0.38 acres in size and occupied by a single, large petroleum bulk storage tank, the size of which obviates any other use of that parcel. The other two parcels are ±1.60 acres and ±6.5 acres in size, not including the ±3.8 acre portion of 23 Taylor Road that is located in the Town of Amenia.

The existing use of the properties is as a petroleum fuel (oil and propane gas) storage and distribution business. The site was originally in use as a gasoline service station commencing in the 1920s which gradually gave way to the sale of fuel oil and propane gas in or about the mid-1940s. George M. Taylor & Sons, Inc. was formed as a New York State domestic corporation in 1960. The storage, sale, and delivery of petroleum products on the site therefore predates the adoption of the Zoning Code in or about 1971 and the business is currently classified as a legal nonconforming use.

As a separate, but related matter, we ask the ZBA to note that the applicant was granted a special use permit in 2010 to allow the expansion of the petroleum storage and distribution business by installation of two 30,000 gallon underground propane storage tanks on the ±6.5 acre parcel at 23 Taylor Road, but that only one (1) of the tanks was actually installed.

### **Existing Uses**

The petroleum storage, sale, and distribution business includes accessory uses and facilities related to and necessary to operation of the business. These accessory uses and facilities include a business office; interior industrial spaces for storage and maintenance of material, equipment, and vehicles; petroleum and propane bulk storage; exterior areas (both paved and unpaved) for overnight storage of material, equipment, and vehicles; and fueling stations for commercial vehicles. There is also a residence located on the site that was constructed in or about 1927 and is still occupied as a residential use.

For those unfamiliar with the operation of a petroleum storage, sale, and distribution business, it may seem that the use only consists of various tanks that are filled with liquid and gaseous fuel products from which distribution vehicles (i.e., tanker trucks) draw product which is then taken to its point of customer delivery. That is indeed part of the business, but among the important facets of the business is the fueling station used by large scale commercial vehicles traveling on the nearby state highway. This includes large tractor trailers, construction equipment, utility repair trucks and equipment, and government trucks and equipment. In this regard, there is a steady movement of commercial delivery and construction vehicles in and out of the site for refueling.

Additionally, the installation and maintenance of individual storage tanks at the customer locations, as well as installation and maintenance of residential and commercial heating and cooling systems, and water supply systems is a primary part of the business. This includes the onsite storage of new above ground and below ground storage tanks, gravel, sand, concrete, and topsoil, along with the construction equipment (i.e. flatbed trucks, backhoes, graders, etc.) required to deliver new storage tanks to the customer, and to prepare and restore a customer site as part of the installation of a storage tank. The heating and cooling part of the business includes facilities

for storage of equipment and material, and vehicles, and vehicle and equipment repair facilities, related to the delivery and installation of HVAC equipment, water supply well pumps, and wastewater systems. The existing use is clearly a busy site with both delivery vehicles and service/construction equipment entering and exiting the site during normal business hours and during off-business hours for emergency delivery and service.

Activity at the site therefore includes not only the movement of petroleum delivery trucks, which typically commences in the early morning hours, but is continuous throughout the day as delivery vehicles return for additional fuel fill-up and then depart for deliveries. During wintertime peak demand petroleum delivery vehicles may operate through the day and night depending on the nature and severity of emergency fuel needs. The same is true for refueling of commercial vehicles and equipment, particularly those operated by local utility companies during emergency responses after severe weather events. Although the site does not operate on a strictly 24 hour, 7 days a week schedule, there are times when the site is, in fact operating continuously during one or more 24-hour periods.

#### **Response to the Notice of Apparent Violation**

- 1) The site is not being used for the manufacture and distribution of concrete or related products.

The applicant is also the owner/operator of a concrete batch facility operating as R&R Ready Mix Concrete which is located at 4177 Route 22 approximately four and a half miles north in the Town of Amenia. The storage and use of materials in the manufacture of concrete related to R&R occurs at the Route 22 site and not at the Tinker Town or Taylor Road properties. The complained of activity as set forth in the June 21<sup>st</sup> Notice concerned the one-time removal (i.e. jackhammering) of dried concrete from inside of one of the cement truck barrels at the Taylor Oil site. Such removal normally occurs at the batch plant site, and the owner has made certain that no such further removal activities occur except at the batch plant site.



With respect to the overnight parking of concrete delivery trucks, the business tends to be seasonal in nature with trucks being picked up by drivers in the early morning hours and taken to the batch plant for loading. Those trucks are returned at the end of the day and simply parked on site. Those same concrete delivery trucks are also routinely serviced at the Taylor Oil site since those trucks are repaired and maintained by the same repair and maintenance facilities used by the oil delivery trucks. Similarly, the concrete delivery trucks refuel at the Taylor Oil facility in the same manner as the oil delivery trucks and the third-party commercial vehicles, so regardless of whether those vehicles are parked overnight at the Taylor Oil site or at the batch plant site, at some point they will arrive at the Taylor Oil site to fuel up.

2) The site has not been expanded or altered to accommodate concrete delivery trucks.

No new construction has occurred, or will occur, on the site to accommodate overnight parking of concrete delivery trucks. The existing built site is large enough for overnight parking of all of the Taylor Oil vehicles and equipment, and the seven (7) R&R concrete delivery vehicles, and the interior and exterior vehicle maintenance bays are quite sufficient to accommodate the additional vehicles.

3) The use of the site for parking of commercial vehicles used in the owner's concrete delivery business is not substantially different in nature or purpose than that of the existing petroleum fuel supply and delivery use.

Given the number of owner operated and non-owner operated trucks and equipment that move onto and off of the site during any business day, the addition of up to seven concrete delivery vehicles for overnight parking purposes, with no other use of the site for concrete production, is negligible. The site is almost 12 acres in size (including the acreage located in the Town of Amenia) and is completely developed for commercial purposes with large paved and gravel surfaces, petroleum storage tanks, and commercial buildings. Based on all of the activity on the site, and understanding that the owner has taken steps to ensure that the removal of spent concrete from the concrete truck tanks will not occur again on the Taylor Oil site, the addition of seven

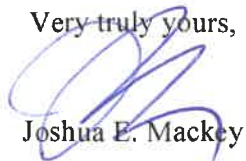
commercial trucks for overnight parking is no different than if seven additional oil delivery trucks were parked overnight and operating from the site.

- 4) The parking of concrete delivery vehicles has not increased the nonconforming use of the site so as to cause injury to the surrounding area.

As noted above, the Taylor Oil site experiences a great number of arrivals and departures of commercial vehicles throughout the years, and the overnight parking of commercial delivery vehicles is a common trait of the business. Allowing seven concrete trucks to park overnight on the Taylor Oil facility is essentially no different than if the same number of additional oil delivery trucks were operating from the site and would have no greater impact or cause injury to the surrounding area.

Thank you for your time and consideration. We look forward to continued discussions with the Board regarding this matter.

Very truly yours,



Joshua E. Mackey



*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:

Kevin Taylor and \_\_\_\_\_  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
23 Taylor Road and 24-32 Tinker Town Road

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

7063-06-397993 & 7063-06-371999

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

<input type="checkbox"/> Assessment Review	<input type="checkbox"/> Building Permit
<input type="checkbox"/> Municipal Search	<input type="checkbox"/> Planning Board Application
<input checked="" type="checkbox"/> 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: Kevin Taylor

Phone Number to schedule inspection: 845-877-9344

  
Signature

Kevin M Taylor  
Print Name

Dated: 11/30/2021

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Dated: \_\_\_\_\_



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 by a corporation, LLC, 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:

Kevin M. Taylor

, being duly sworn, deposes and says:

- I am: (check one)
- ☐ 1. the sole owner in fee (One individual on the tax roll)
  - ☐ 2. a part owner in fee (Two or more individuals on the tax roll)
  - ☒ 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. (Trustees listed on tax roll)
  - ☐ 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 422 Poplar Hill

City Dover Plains State NY Zip \_\_\_\_\_

I have authorized (name) Joshua E. Mackey

(Company) Mackey Butts & Wise, LLC

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 3208 Franklin Avenue, Millbrook, NY 12545

property ID # 7063-06-394923 + 7063-06-37199.

Kevin M Taylor

Signature

30 day of November, 2021

Notary Public \_\_\_\_\_

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

Notary Stamp:

**JOSHUA E. MACKEY**  
Notary Public, State of New York  
No: 02MA6237226  
Qualified in Dutchess County  
Commission Expires March 14, 2022



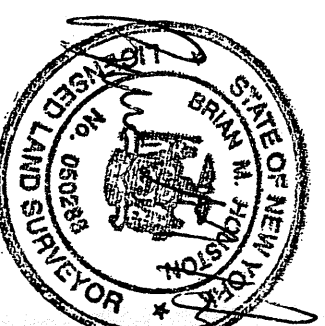
NO PHYSICAL BOUNDS	_____	_____	_____
WIRE FENCE	_____ x _____	_____ x _____	_____ x _____
BOARD FENCE	_____ □ _____	_____ □ _____	_____ □ _____
CHAIN LINK FENCE	_____ o _____	_____ o _____	_____ o _____
UTILITY POLE	_____	_____	_____

STATE ROUTE 343

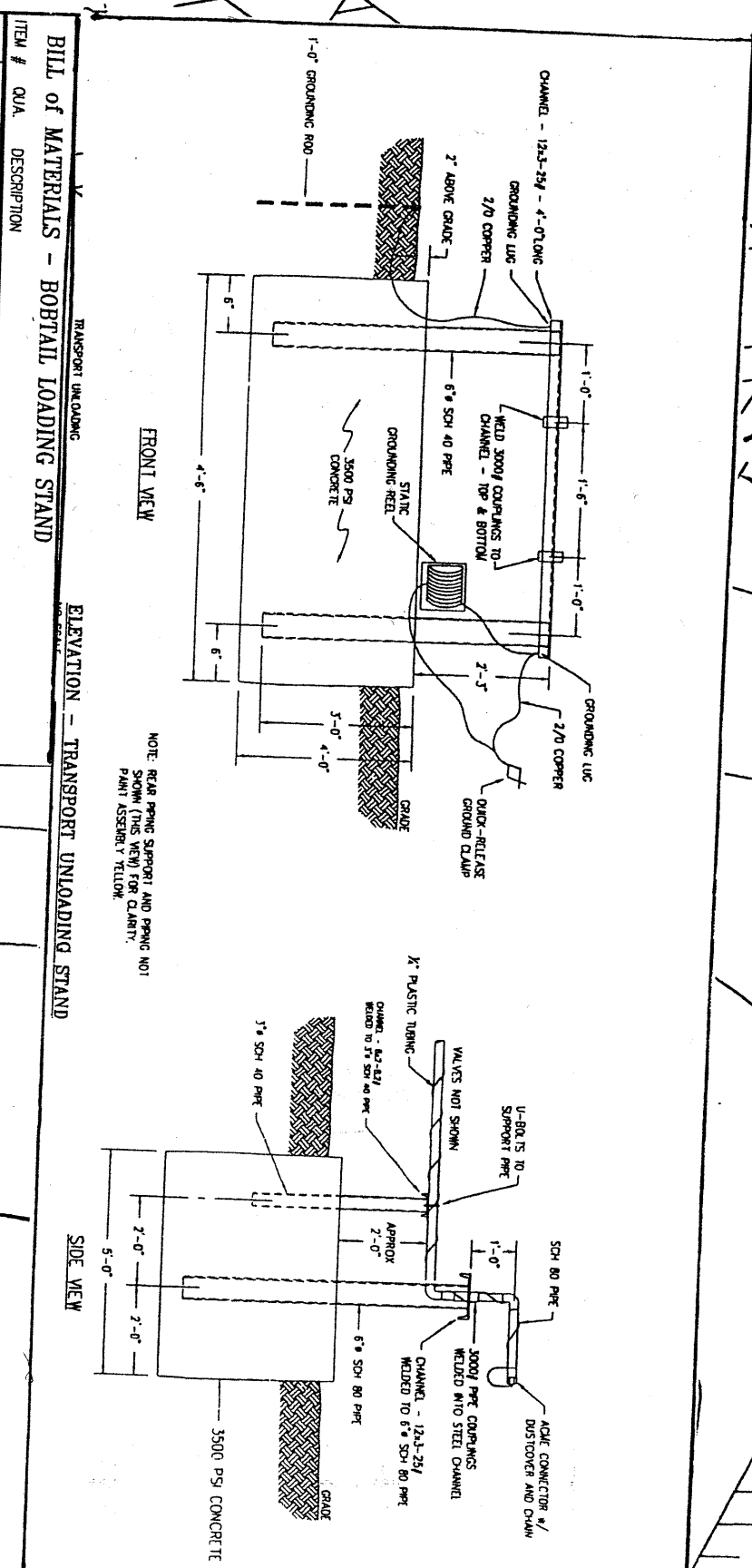
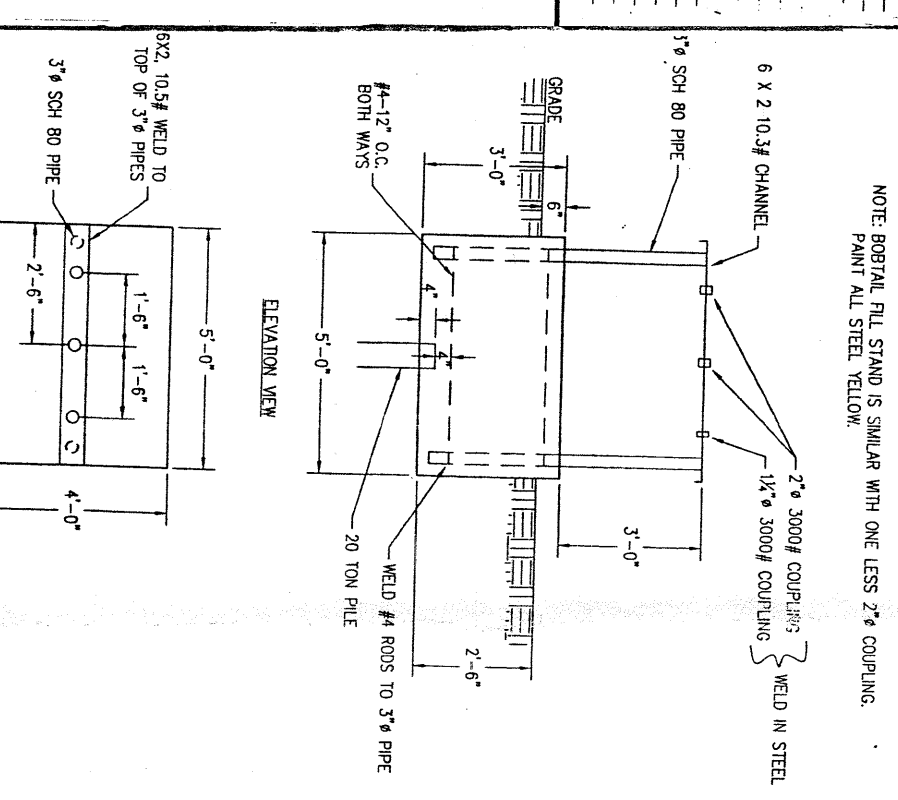
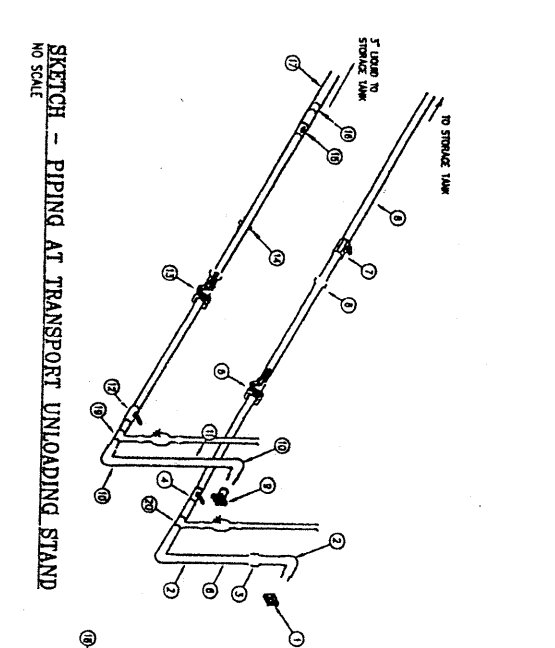
PATROCK MCGARRATH  
MARLENE MCGARRATH  
DOWN T COURT  
APRIL 02-2008-4125

**TAYLOR OIL**

GRAPHIC SCALE



SKETCH - PIPING AT BOBTAIL LOADING STATION  
NO SCALE

[illegible][illegible]

THE FOLLOWING ITEMS AS INDICATED ON THIS DETAILING SHEET PROVIDED/INSTALLED TO MEET ALL REQUIREMENTS OF THE NFPA 58 GAS CODE FOR BUTANE STORAGE TANKS OF 3000 GPM AND IN A BUILT-IN/UNDERGROUND INSTALL SITUATION:

UNARMED AT ALL TRUNK OPENINGS & POINTS OF TRANSFER

⊙: REMOTE SITUATION STATIONS / DUMP VALUES  
(NO LESS THAN 25' AND NO GREATER THAN 100' FROM  
POINTS OF TRANSFER)

F.E. : FIRE EXTINGUISHER

C.P. : CATHODIC PROTECTION TEST STATION

I HAVE REVIEWED THE SITE PLAN INFORMATION PROVIDED BY KATY HUNT, GENERAL MANAGER OF LANCASTER PROGRAM, AND WITH RESPECT TO THE DRAINING OF THE UNDERGROUND PROPANE TANKS AND TANKS FILLED WITH LIQUID THAT IS CORRODED DUE TO THE PLAN.

June 19, 1994

BRYAN HOOVER, L.S.


PARTS FOR 35000 GALT MAK (001 PARTS & 1 ONE)	PIER HT = 9'0"
RAD = 55'0"	55'0" X 31'0"
WEIGHT = 12000 LBS	

BLY AND HOUSTON LLP  
 LAND SURVEYORS  
 PO BOX 659  
 13727 FARMINGDALE AVENUE

[illegible]

ALL TRAINING FOR PERSONNEL WHO WOULD REMAIN ON THIS SITE SHALL BE QUALIFIED AND ALL TRAINING SHALL BE DOCUMENTED.

[illegible]

  
**LPG Lancaster**  
**Propane Gas, Inc.**  
*Tank sales, plant installation and transportation*

---

2850 Yellow Goose Road • Lancaster, PA 17601

Phone: 717-898-0900  
Fax: 717-898-0925  
Cell: 717-283-0680

**Matthew Hill**

PROFESSIONAL CONSULTANT  
CIVIL ENGINEERS  
PHONE (717) 664-2306

150 INDIAN HILL ROAD  
CONESTOGA, PA 17816

Jack L. Mosher, Jr., PE, PLS  
100 W. of Pike 15300\*  
100 W. of Pike 12500\*  
100 W. of Pike 12000\*  
100 W. of Pike 12000\*

See Section of Material, by others  
Copy of Plan attached

[illegible]

Fig. 1

Fig. 2

PERIS FOR SCOOTER THANK



1225  
534  
LIBER 1289 PAGE 534

THIS INDENTURE made this 17<sup>th</sup> day of June in the year one thousand nine hundred seventy between CHRISTINA CALLAHAN of the Town of Amenia and State of New York (Post Office Address Dover Plains, New York), as general guardian of the property of William J. Callahan, an infant, party of the first part, and GEORGE M. TAYLOR & SON, INC., a domestic corporation having its principal office in the Town of Washington, County of Dutchess and State of New York (Post Office Address Dover Plains, New York), party of the second part.

WHEREAS such proceedings have been had and taken in the Surrogate's Court of the County of Dutchess in a proceeding entitled: "In the Matter of The Petition of William J. Callahan and Christina Callahan, his general guardian, for a judgment authorizing the sale of certain real property belonging to said William J. Callahan, an infant over the age of fourteen years." That by an order of the Surrogate's Court granted on the 5th day of June, 1970, the said Christina Callahan, as such general guardian, was duly authorized and directed to execute, acknowledge and deliver to the party of the second part a deed conveying the infant's interest in the real property hereinafter described and owned by said infant in accordance with the terms of the contract hereinbefore entered into by the parties hereto.

NOW, THEREFORE, THIS INDENTURE WITNESSETH that by virtue of the authority in her vested in the said proceedings and orders of the Surrogate's Court of the County of Dutchess, and in consideration of the sum of \$2,500.00 to her in hand paid, the receipt whereof is hereby acknowledged, (said sum being 1/12th of the entire purchase price of \$30,000.00 agreed to be paid pursuant to said contract) the party of the first part does hereby sell, transfer, release and convey unto the said party of the second part, its successors and assigns forever,

ALL the right, title and interest of the said infant, William J. Callahan, in and to ALL that certain piece or parcel of

GEORGE E. WHALEN  
ATTORNEY AT LAW  
DOVER PLAINS, N. Y.

land situate in the Towns of Amenia and Washington, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point in the southeasterly line of the Dover Plains-Wassaic State Road, said point being the westerly corner of lands of Sprossel, and running thence along said road line N. 37° 00' E. 5.18 feet and N. 47° 28' E. 56.32 feet to the westerly corner of lands of Jones; thence along the line of said Jones lot S. 47° 35' E. 188.61 feet and N. 41° 52' E. 69.00 feet to a corner in the lands of Stanton; thence along the same S. 17° 28' E. 400.00 feet and N. 67° 14' E. 105.71 feet to the center line of a hedge row; thence along the same, the line of other lands of Anna K. Wathley, S. 8° 14' W. 701.94 feet and S. 8° 20' W. 188.21 feet to a point distant 225 feet westerly from the westerly right-of-way line of the new state road location; thence parallel with said line S. 30° 15' W. 91.46 feet to a point in the center of a brook; thence in the center of said brook N. 39° 24' W. 612.75 feet; N. 18° 13' W. 27.76 feet; N. 3° 30' W. 31.31 feet; N. 27° 15' W. 16.19 feet; and N. 47° 39' W. 56.01 feet to the southerly corner of a parcel to be conveyed to George M. Taylor; thence along the line of said parcel N. 24° 41' E. 527.06 feet to the easterly corner of the lands of said Taylor; thence N. 53° 00' W. 10.00 feet to a corner of the above-mentioned Sprossel lot; thence along the same N. 37° 00' E. 190.00 feet and N. 53° 00' W. 190.00 feet to the point or place of beginning.

Subject to any state of facts an accurate survey may show.

Subject to the rights of any telephone company or companies in and to said premises, if any.

Being the same premises conveyed by Anna K. Wathley to James D. Callahan and Samuel S. Savilovich, as joint tenants, by deed dated November 9, 1940, and recorded in the Dutchess County Clerk's Office in Liber 586 of Deeds at page 495.

Together with all the appurtenances and also all the estate which the said William J. Callahan, such infant, has in the said premises and also the estate therein which the said party of the first part has or has power to dispose of, whether individually or by virtue of said orders or otherwise.

GEORGE E. WHALEN  
ATTORNEY AT LAW  
DOVER PLAINS, N. Y.

LIBER 1289 PAGE 535

535





\$.55 Stamps attached.

STATE OF NEW YORK

COUNTY OF DUTCHESS SS:

On this 12th day of April, Nineteen Hundred and Forty-one, before me, the subscriber, personally appeared WILLO DU FOUR to me personally known and known to me to be the same person described in and who executed the within Instrument, and she duly acknowledged to me that she executed the same.

Nathaniel Rubin  
Notary Public

Recorded Apr 14, 1941 9:00 A M

*Randolph R. Smith*

Clerk

#685  
COPYIST M. C.

THIS INDENTURE, made the 20th day of February, Nineteen Hundred and Forty-one, between GEORGE H. TAYLOR and ARCHIE B. MORRISON, as Executors and Ancillary Executors under the last Will and Testament of WALTER W. TAYLOR, late of Winterhaven, County of Polk and State of Florida, deceased, parties of the first part,

and

GEORGE M. TAYLOR and MILDRED J. TAYLOR, his wife, both of Town of Washington, County of Dutchess and State of New York, their post office address being Dover Plains, New York, as tenants by the entirety, survivor to take all, parties of the second part:

WITNESSETH, that the parties of the first part, by virtue of the power and authority to them given in and by said last Will and Testament, and in consideration of FIFTY (\$50.00) Dollars, Dollars lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs and assigns forever,

~~X~~ALL THAT CERTAIN piece or parcel of land situate in the TOWN OF WASHINGTON, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at the easterly corner of the lands of the parties of the second part hereto, and running thence along a new boundary line S 24° 41' W 527.06 feet to a point in the center of a brook; thence up and along the center of said brook as it winds and turns to the southerly corner of said lands of the parties of the second part, the course between the two last-mentioned points being N 38° 34' W. 116.09 feet; thence along the southwesterly line of said lands of the said second parties N. 37° 00' E 486.00 feet to the point or place of beginning. CONTAINING 0.67 acres.

ALSO ALL that certain piece or parcel of land situate in the TOWN OF AMENIA, County of Dutchess and State of New York, bounded and described as follows:

BEGINNING at a point in the westerly taking line of the new state road right-of-way, distant along said line S 30° 15' W 555.00 feet from the southerly line of lands of Stanton, and running thence along lands of Anna K. Wathley N. 59° 45' W. 200.00 feet; S. 30° 15' W 209.00 feet; and S 59° 45' E 200.00 feet to the above-mentioned road line;

thence along the same N. 39° 15' E 209.00 feet to the point or place of beginning.  
CONTAINING 0.96 acres. X

TOGETHER with the appurtenances, AND ALSO all the estate which said Testator had at the time of his decease in said premises, AND ALSO the estate therein, which the parties of the first part had or have 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 said George M. Taylor and Mildred J. Taylor, his wife, their heirs and assigns forever, as tenants by the entirety.

AND the parties of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

AND the grantors, in compliance with Section 13 of the Lien Law, covenant as follows: That they will receive the consideration for this conveyance as a trust fund to be applied first for the purpose of paying the cost of improvement, and that they will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

IN PRESENCE OF:

Juliana L. Ging

Eleahor Healy

ESTATE OF WALTER W. TAYLOR

By Geo. H. Taylor, Executor

By Archie B. Morrison, Executor.

\$.55 Stamps attached

STATE OF NEW YORK

COUNTY OF NEW YORK SS:

On the 20th day of February, nineteen hundred and forty-one, before me personally came GEORGE H. TAYLOR and ARCHIE B. MORRISON, to me known to be the individuals described in, and who executed, the foregoing instrument, and acknowledged that they executed the same.

Juliana L. Ging

Notary Public Kings County  
Kings Co Clks No 527 Reg No 1117  
N Y Co Clks No 909 Reg No 10513  
Bronx Co Clks No 47 Reg No 159641  
Certificate filed in Dutchess County  
Commission expires March 30, 1941.

Recorded Apr 14, 1941 9:25 A M

*Richard R. Smith*

clerk



**Southeast**





**Southeast**





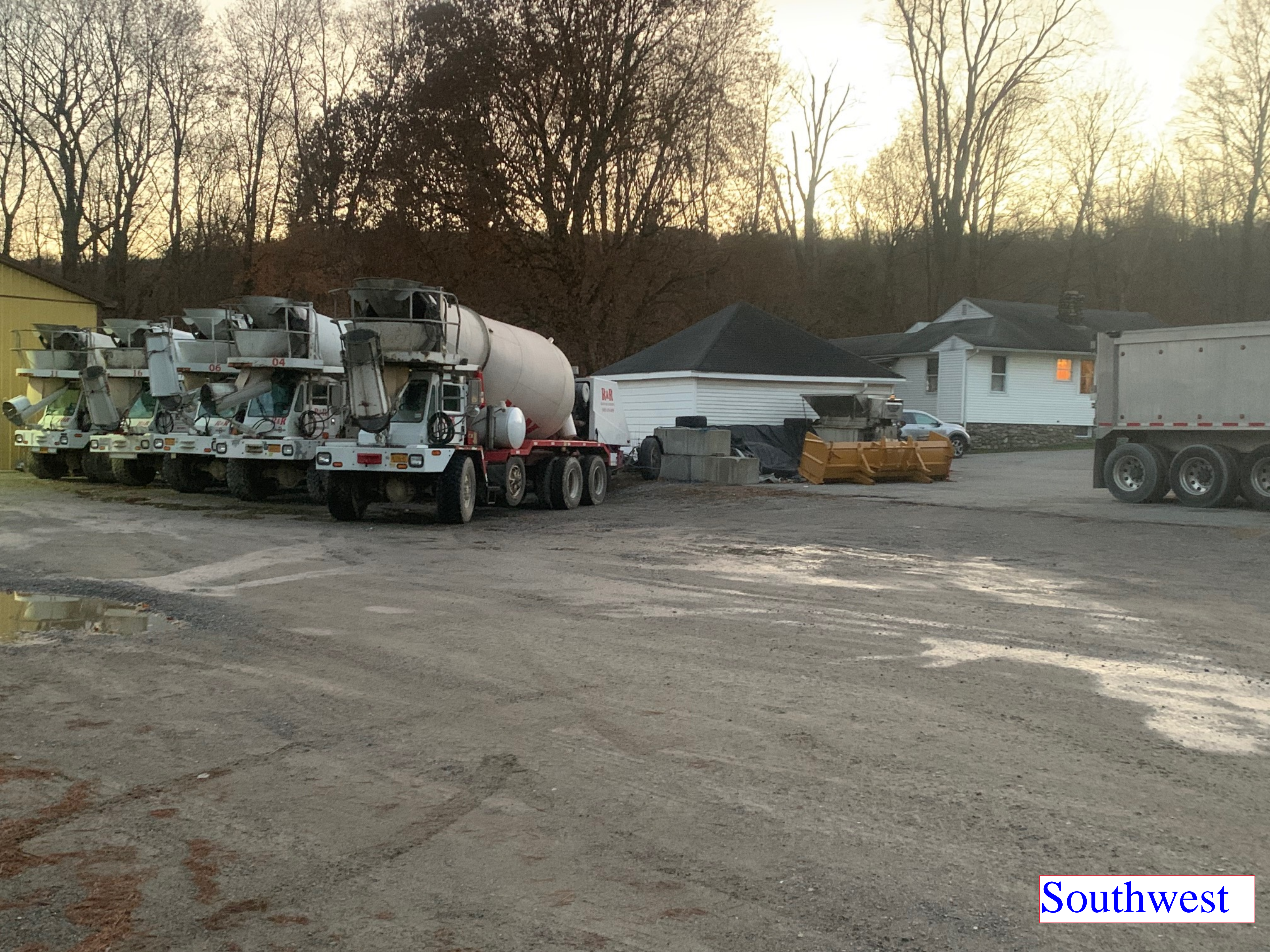
**South**





**Southeast**





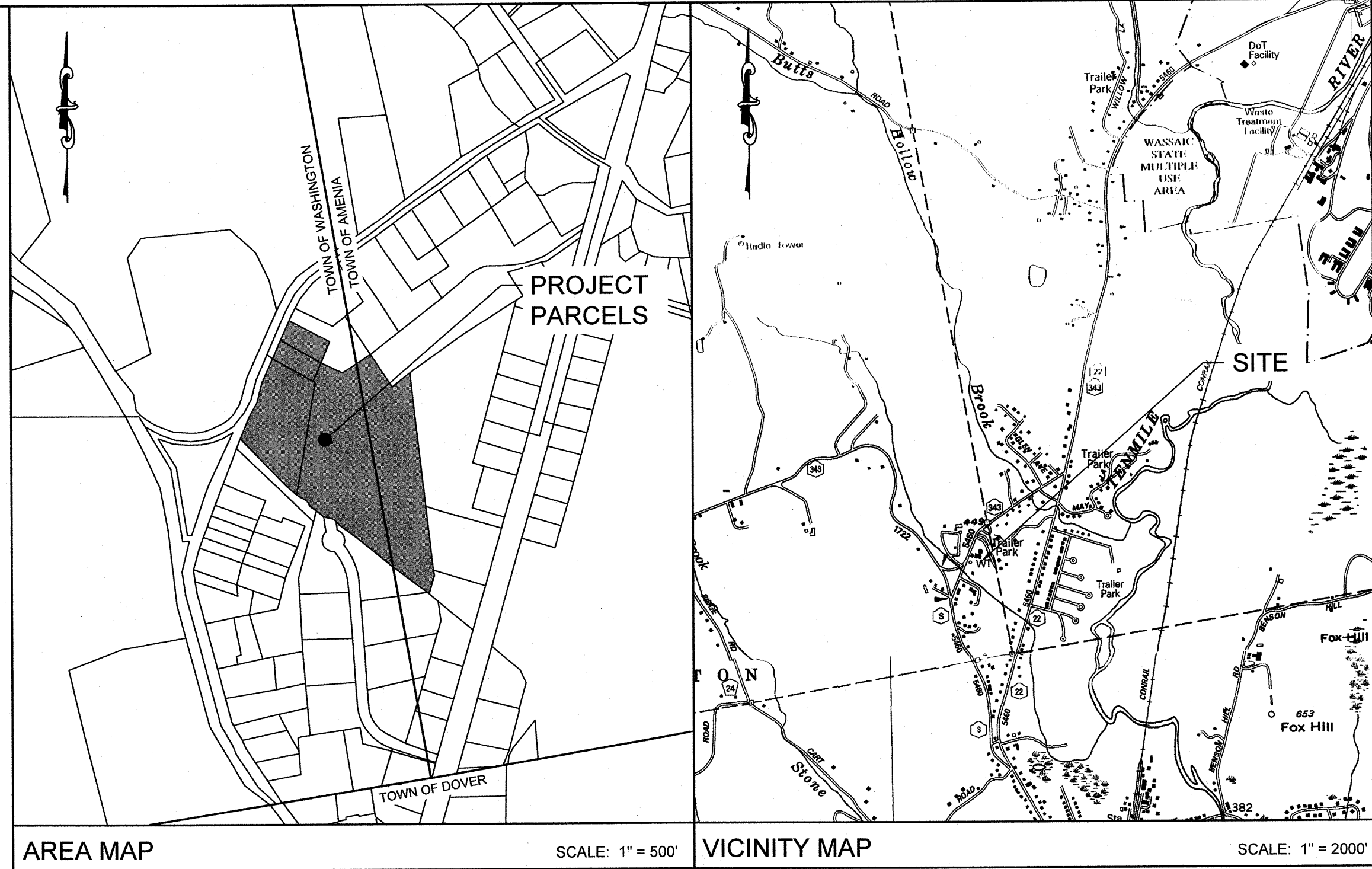
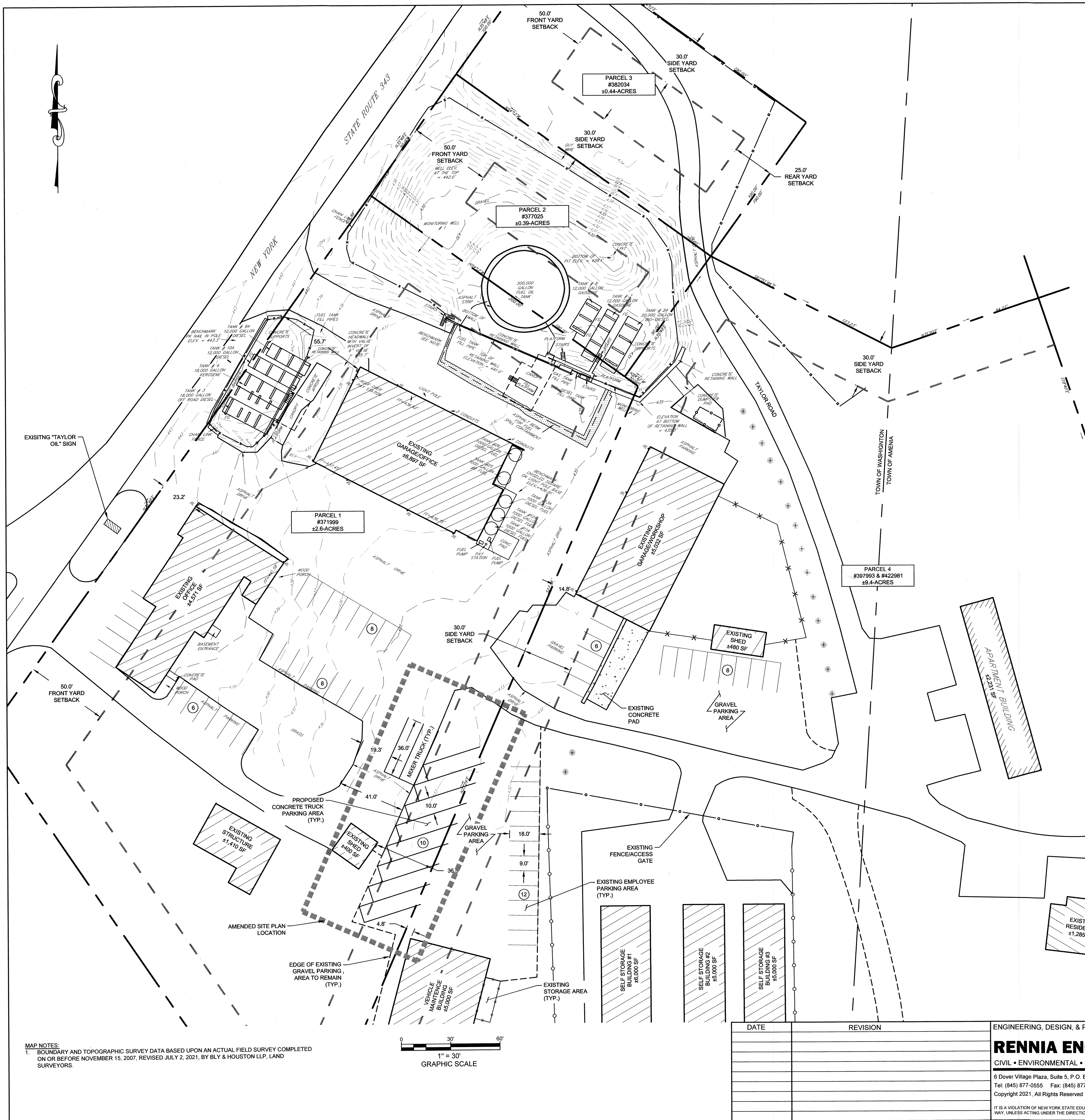
Southwest





**South**





BULK REGULATIONS		
HIGH DENSITY RESIDENTIAL "RH-1"		
PROVISION	REQUIRED	EXISTING
MIN. LOT AREA (ACRE)	1	0.39 <sup>1</sup> (PARCEL #2)
MIN. LOT WIDTH (FT)	200	90 <sup>1</sup> (PARCEL #2)
MAX. COVERAGE (%)	10%	62.6% <sup>1</sup> (PARCEL #1 - NO CHANGE)
MAX. BUILDING HEIGHT (FT   STORIES)	35   2.5	1.5 STORIES (PARCEL #4 - RESIDENCE)
MIN. ROAD FRONTAGE (FT)	200	90 <sup>1</sup> (PARCEL #2)
YARDS (MINIMUM)		
MIN. FRONT YARD SETBACK (FT)	50	23.2 <sup>1</sup> (PARCEL #1 - OFFICE)
MIN. REAR YARD SETBACK (FT)	30	36.5 (PARCEL #1 - SHED)
MIN. SIDE YARD SETBACK (FT)	25	4.8 <sup>1</sup> (PARCEL #4 - VEHICLE MAINTENANCE)

**TOWN OF WASHINGTON PLANNING BOARD**  
**OWNER / APPLICANT SIGNATURES**  
The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to keep the premises as per plan approval until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved hereon.

Owner \_\_\_\_\_  
Date \_\_\_\_\_  
Applicant \_\_\_\_\_  
Date \_\_\_\_\_

**TOWN OF WASHINGTON PLANNING BOARD**  
**SITE PLAN APPROVAL**  
The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on \_\_\_\_\_ and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

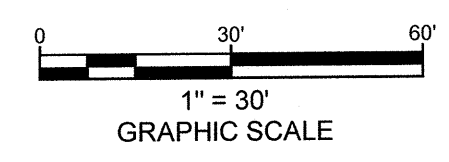
Chairman \_\_\_\_\_  
Date \_\_\_\_\_

- USE/BUILDING DATA**  
EXISTING USE & BUILDING DATA:  
1. USE = FUEL STORAGE/DISTRIBUTION, SELF STORAGE FACILITY, RESIDENTIAL, OFFICE  
2. TOTAL FOOTPRINT AREA = 44,426 S.F.
- PARCEL #1**  
- OFFICE: 4,571 SF  
- GARAGE/OFFICE: 6,897 SF  
- STRUCTURE: 1,410 SF  
- SHED: 400 SF
- PARCEL #4**  
- GARAGE WORKSHOP: 5,032 SF  
- SHED: 480 SF  
- MAINTENANCE BUILDING: 5,000 SF  
- SELF STORAGE #1: 6,000 SF  
- SELF STORAGE #2: 5,000 SF  
- SELF STORAGE #3: 5,000 SF  
- APARTMENT: 2,231 SF  
- RESIDENCE: 1,285 SF  
- RESIDENCE: 1,120 SF
- PROPOSED USE DATA**  
1. USE = EXISTING + CONCRETE TRUCK PARKING  
- CONCRETE TRUCK PARKING TO SUPPLEMENT EXISTING "R+R CONCRETE" OPERATIONS WITHIN TOWN OF AMENIA  
2. PROPOSED CONCRETE PARKING SPACES:  
- 10 - 10'x36' CONCRETE TRUCK SPACES (ON-SITE)  
- 4 - 10'x36' CONCRETE TRUCK SPACES (AMENIA LOCATION)

- SITE DATA**  
**PARCEL 1**  
ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
ACRES: ±2.6-ACRES  
TAX GRID NO.: 135889-7063-06-371999  
PROPERTY ADDRESS: 24-32 TINKER TOWN ROAD  
WASHINGTON NY 12522  
PROPERTY OWNER: GEORGE M. TAYLOR ESTATE  
PO BOX 1199  
DOVER PLAINS, NY 12522
- PARCEL 2**  
ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
ACRES: ±0.39-ACRES  
TAX GRID NO.: 135889-7064-18-377025  
PROPERTY ADDRESS: TINKER TOWN ROAD  
WASHINGTON NY 12522  
PROPERTY OWNER: GEORGE M. TAYLOR & SON  
PO BOX 1199  
DOVER PLAINS, NY 12522
- PARCEL 3**  
ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
ACRES: ±0.44-ACRES  
TAX GRID NO.: 135889-7064-18-382034  
PROPERTY ADDRESS: TINKER TOWN ROAD  
WASHINGTON NY 12522  
PROPERTY OWNER: GEORGE M. TAYLOR & SON  
PO BOX 1199  
DOVER PLAINS, NY 12522
- PARCEL 4**  
ZONING DISTRICT: "RH-1" HIGH DENSITY RESIDENTIAL  
ACRES: ±9.4-ACRES  
TAX GRID NO.: 135889-7063-06-397993  
132000-7063-06-422981  
PROPERTY ADDRESS: 23, 24-27 TAYLOR ROAD  
WASHINGTON, NY 12522  
PROPERTY OWNER: GEORGE M. TAYLOR & SON  
PO BOX 1199  
DOVER PLAINS, NY 12522

LEGEND	
EXISTING CONTOUR	300
EXISTING LOT LINE	---
EXISTING FENCE	---
BUILDING SETBACK	---
AMENDED SITE PLAN LOCATION	---
ASPHALT DRIVE/PARKING	---
GRAVEL DRIVE/PARKING	---
EXISTING STRUCTURE	---

MAP NOTES:  
1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA BASED UPON AN ACTUAL FIELD SURVEY COMPLETED ON OR BEFORE NOVEMBER 15, 2007, REVISED JULY 2, 2021, BY BLY & HOUSTON LLP, LAND SURVEYORS.



DATE	REVISION

ENGINEERING, DESIGN, & PLANS PREPARED BY:  
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CIVIL • ENVIRONMENTAL • STRUCTURAL  
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**TAYLOR OIL**  
**AMENDED SITE PLAN**  
TOWN OF WASHINGTON DUTCHESS COUNTY, NY

**SITE PLAN**

DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	SHEET NO.
12/29/2021	1" = 30'	RED	RED	RAR	21-050	1 of 1





R&R  
READY MIX CONCRETE  
(410) 470-4650

OSHKOSH  
TRUCKS





R&R  
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(845) 478-4050  
VT 3030701

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