

**Town of Washington Planning Board  
Wetlands and Watercourse Permit Application**

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Street Address of Project Site: 407 VERBANK ROAD

Name of Applicant(s): RON ROMEO

Address: 153 SKUNKS MISERY ROAD, LOCUST VALLEY, NEW YORK 11560

Telephone: 1-516-241-5410

Name and Address of Record Owner(s): DANIEL BREHOUSE 407 VERBANK ROAD , WASHINGTON  
NY 12545

Tax Map Number of all parcels involved in the proposed activity: \_\_\_\_\_  
135889-6664-00-388055

1) Detailed Description of Proposed Activity: \_\_\_\_\_

THE PROJECT INCLUDES A RE-LOCATION OF THE EXISTING COMMON DRIVEWAY OFF OF VERBANK ROAD ON LOT 1 OF THE FORMER BANCROFT FARM SUBDIVISION WHICH SERVES LOTS 2, 3, AND 4.

2) Describe the area of the wetland and/or watercourse or control area in which the work would occur:

THERE ARE FLAGGED WETLAND TO THE SOUTHWEST OF THE PROPOSED WORK. THE REALIGNED PORTION OF THE COMMON DRIVEWAY ON LOT 1 WILL CONNECT TO THE EXISTING DRIVEWAY WITHIN 110-140 -FEET OF THE EXISTIGN WETLANDS. THE PROPOSED WORK WILL NOT HAVE TEMPORARY OR PERMANENT DISTURBANCES ON THE WETLAND

3) Provide the names and addresses of all abutting property owners.

425107- MICHAEL A GOULD- 620 PARK AVE, NY NY, 10065

347113- R D FARMLAND- 153 SKUNKS MISERY ROAD , LOCUST VALLEY, NY 11560

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187030- RDR MAINLAND NORTH LLC- 153 SKUNKS MISERY ROAD , LOCUST VALLEY, NY 11560

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- 4) Provide an explanation of why the proposed activity cannot be located at another site, i.e., out of the wetland, watercourse, water body or controlled areas.

IN DECEMBER 2020, MR. ROMEO SOLD HIS RESIDENCE LOCATED AT 407 VERBANK ROAD (LOT 1) TO MR, DANIEL BREHOUSE. AS PART OF THE SALE, MR. BREHOUSE REQUESTED AND MR. ROMEO AGREED TO RELOCATE THE COMMON DRIVEWAY SERVING LOTS 2, 3, AND 4 ON LOT 1 SO IT NO LONGERS TRAVERSES PARALLEL TO THE RESIDENCE ON LOT 1. ONLY OPTION WAS TO SHIFT THE DRIVEWAY TO THE SOUTH. THE POINT OF ACCESS FROM VERBANK ROAD WILL MATCH WAS ORIGINALLY APPROVED IN 2010 AND MODIFIED IN 2011. NO WORK IS BEING PROPOSED IN THE WATERCOURSE OR ADJONING WETLANDS.

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- 5) Provide a description of the vegetative cover of the area, including dominant species. The description of the vegetative cover of the regulated area shall include the dominant species and their wetland classified status as referred to in *The National List of Plant Species That Occur in Wetlands, New York or Northeast (Region 1)* published by the U.S. Fish and Wildlife Service or the most recent edition.

GRASS MEADOW IN AREA OF RELOCATED DRIVEWAY

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- 6) Provide a description of the soil types on the site.

DwC-DUTCHESS CARDIGAN COMPLEX, ROLLING, ROCKY

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Su- SUN SILT LOAM

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- 7) Provide a map showing all wetlands, watercourses, water bodies and controlled areas on the site under review and within 200 feet of the site boundaries. The Planning Board reserves the right to require land data information for distances of greater than 200 feet based on the Board's assessment of field conditions.

- 8) Provide a map at a scale no greater than one inch equals 50 feet (1" = 50') and containing contour

intervals of one (1) foot or less in the regulated area showing the area of wetland or watercourse directly or indirectly affected, with the location of the proposed activity thereon.

- 9) Provide a Short Form Environmental Assessment Form. The Planning Board reserves the right to require the applicant to prepare a Long Form EAF after the initial review of an application.
- 10) Provide maps and information as follows:
  - a) Ground water table elevations indicating depth to ground water, direction of flow and hydrologic connections with surface water features.
  - b) Location of the construction area and area proposed to be disturbed, and its relation to property lines, roads, buildings, regulated areas within a minimum of two-hundred (200) feet or such other distance as determined by the Planning Board.
  - c) Applications affecting the water retention capacity, water flow, or other drainage characteristics of any wetland, watercourse or water body shall include a statement of the impact of the project on upstream and downstream areas giving appropriate consideration to flood and drought levels and the amount of rainfall.
  - d) Where creation of a lake or pond is proposed, details of the construction of any dams, embankments, outlets or other water control devices and an analysis of the wetland hydrologic system including seasonal water fluctuation, inflow/outflow calculations and subsurface soil, geology and groundwater conditions.
  - e) Locations and specifications for any proposal to drain, fill, grade, dredge and clear vegetation, including areas and quantities proposed for deposition or removal, the procedures to be used and dominant species of vegetation to be removed.
  - f) Locations and details of any existing and proposed storm water drainage facilities, including any point discharges, artificial inlets, or other conveyances which would discharge into regulated areas, and measures proposed to control erosion both during and after the proposed work including a schedule for installation and maintenance for such measures.
  - g) An analysis of hydrologic systems located within and connected to the regulated areas and a narrative to explain how the regulated areas will be affected by the proposed action including water retention capacity, water flow and drainage characteristics. Applications for projects affecting the water-retention capacity, water flow, or other drainage characteristics of any pond, lake, reservoir, natural drainage system, or wetland shall include a statement and numerical calculations of the impact of the project on upstream and downstream areas, giving appropriate consideration of other than normal levels of watercourses and amounts of rainfall, specifically the 100-year storm event.
- 11) Attach a letter of determination from the United States Army Corps of Engineers that the wetlands and watercourses are not subject to regulation under Section 404 of the Federal Clean Water Act, or a copy of a 404 permit application, If area is governed by NYSDEC or USACE, then copy of applicable letter from the oversight agency is required.
- 12) Identify any requested waivers from the information requirements herein.
- 13) Property Data for All Applications:
  - a) Attach a copy of the current deed and any easements affecting the property to this application.
  - b) Are there agricultural and/or forestry exemptions affecting the property?  
No  Yes \_\_\_\_\_. If yes, please list in detail:

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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 Wetland and Watercourse Law and any amendments therein and other appropriate Town ordinances and regulations.

Applicant Signature: \_\_\_\_\_

*Brenhouse*

Date: \_\_\_\_\_

*April 15, 2021*

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of New York;  
County of Dutchess ss:

Daniel Brenhouse being duly sworn, deposes and says:

1. That he/she resides at 407 Verbank Road, Millbrook 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 Wetland / Watercourse Permit approval and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize Chris Lapine, of Chazen, 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.

Daniel Brenhouse  
Applicant/Owner

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

Daniel Brenhouse

AMANDA N MILLER MCGRATH  
Notary Public

AMANDA N MILLER MCGRATH  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 02M16409948  
Qualified in Dutchess County  
Commission Expires October 13, 2024

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

State of Florida }  
County of Palm Beach } ss:

\_\_\_\_\_ being duly sworn, deposes and says:

1. That he/she resides at 153 Skulls Mercy Rd in the County of Locust Valley 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 Wetland / Watercourse Permit approval and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize \_\_\_\_\_, of Chadzen, 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.

[Signature]  
Applicant/Owner

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

[Signature]  
Notary Public  
4/15/21

