

# Trumbull Architects

51 Barrycroft Lane, Millbrook, New York 12545  
(845) 677-5489

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April 30, 2020

Nancy Patrick  
Town of Washington  
Zoning Administrator  
31 Church Street  
Millbrook, NY 12545.

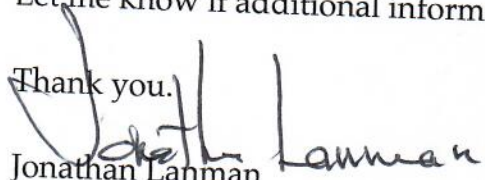
Dear Nancy,

The owners of the property located 430 Killearn Road, Charles Clark and Carla Brillemborg, have ask me to act as the applicant for a variance request for a side yard set back and bedroom conversion on their property. I have completed the application and submit it along with a check for the filing fee of \$150. I hope this application can be reviewed at your May meeting.

We know there will be a need to reengineer the septic system and the owners have retained Rennia Engineering in Dover Plains to perform this work.

Let me know if additional information is required for your review.

Thank you.

  
Jonathan Lanman  
Trumbull Architects

917 584-1178 c.

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APPLICATION TO BOARD OF APPEALS

TO THE ZONING BOARD OF APPEALS, -----

I (we) Charles Clark & Carla Brillenberg of 430 Killbuck Road  
(Name of Appellant) (Street and Number)

WASHINGTON, NY HEREBY APPEAL TO  
(Municipality) (State)

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING  
INSPECTOR ON APPLICATION FOR BUILDING PERMIT NO. \_\_\_\_\_,  
DATED \_\_\_\_\_, 20\_\_\_\_, WHEREBY THE BUILDING INSPECTOR  
DID \_\_\_\_\_

( ) GRANT

( ) DENY

TO Jonathan Lanman - Trumbull Arch.  
(Name of applicant for permit)

OF 51 Barrycroft Lane WASHINGTON NY  
(Street and Number) (Municipality) (State)

( ) A PERMIT FOR USE

( ) A PERMIT FOR OCCUPANCY

( ) A CERTIFICATE FOR CONTINUATION OF NON-CONFORMING USE

1. LOCATION OF THE PROPERTY 430 Killbuck Road  
(Street and Number) (Use District on \_\_\_\_\_)

RR10 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 Do not quote the Ordinance.)  
SIDE YARD SET BACK

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

( ) An interpretation of the Zoning Ordinance or Zoning Map  
(X) A variance to the Zoning Ordinance

4. PREVIOUS APPEAL. A previous appeal ( ) has  
(X) has not

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

Minor extension of an existing garage structure.  
No reduction of existing side yard setback  
at 69.3'

STATE OF NEW YORK  
COUNTY OF Dutchess ) ss

Sworn to this April 29 day of April, 2020

[Signature]  
(Signature)

Lisa Aust (Notary Public)

LISA AUSTIN  
NOTARY PUBLIC STATE OF NEW YORK  
Registration No 01AU6176912  
Qualified in Dutchess County  
Commission Expires Nov 05, 2023

Applicant Telephone Number 917-584.1178

Dutchess County Tax Grid Map Number 483142

Application Fee: \$150.00





# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>GARAGE EXTENSION - CLARK / BRILLENBERG RESIDENCE</b>			
Project Location (describe, and attach a location map): <b>430 KILLEARN ROAD, WASHINGTON NY</b>			
Brief Description of Proposed Action: <b>9' LENGTHENING OF THE EXISTING GARAGE AND THE CONSTRUCTION OF A BEDROOM IN THE GARAGE ATTIC. NO CHANGE IN HEIGHT OR WIDTH -</b>			
Name of Applicant or Sponsor: <b>JONATHAN LANNAN / TRUMBULL ARCH.</b>		Telephone: <b>917-584-1178</b>	
Address: <b>51 BARRYCROFT LAKE</b>		E-Mail: <b>Jlanman@aol.com</b>	
City/PO: <b>MILLBROOK NY</b>		State: <b>NY</b>	Zip Code: <b>12545</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			<input checked="" type="checkbox"/> <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<b>14.5</b> acres	
b. Total acreage to be physically disturbed?		<b>250 #</b> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" 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 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	
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: _____ _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline	<input checked="" type="checkbox"/> Forest	<input type="checkbox"/> Agricultural/grasslands
<input type="checkbox"/> Wetland	<input type="checkbox"/> Urban	<input type="checkbox"/> Suburban
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 type="checkbox"/> <input checked="" type="checkbox"/>
If Yes, briefly describe:		
<u>EXISTING CULVERTS - NO CHANGE IN WATER FLOW</u>		
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: <u>JOHATHAN LAHMAN</u>		Date: <u>APRIL 29 '20</u>
Signature: <u>Jonathan Lahman</u>		Title: <u>PARTNER, TRUMBULL ARCHITECTS</u>

PRINT FORM

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input 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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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**





127.25.

4.5 ACRES

2 STORY  
FRAME  
HOUSE

STORY SCREENS PORCH

PHILIPPA MORRIS JONES

7734-0

GARAGE

29.6

4.30.55.08N

## PARTIAL SITE PLAN

430 KILLBUCK ROAD

LEGEND

- NO PHYSICAL BOUNDS
- WIRE FENCE
- STONE WALL
- UTILITY FILE

NOTES

THIS IS AN UPDATED SURVEY OF LOT NO. 11A AS SHOWN ON  
FILED MAP NO. 11A111 RECORDED AT THE BUTTS COUNTY CLERKS OFFICE  
ON OCTOBER 8, 1992.

UNIMPROVED ALTERNATIVE OR ADDITION TO A SURVEY MAP  
SHOWING THE RESULTS OF AN ACTUAL FIELD SURVEY  
SECTION 7002, SUB-DIVISION 2, OF THE NEW YORK STATE EASEMENT  
LAW.

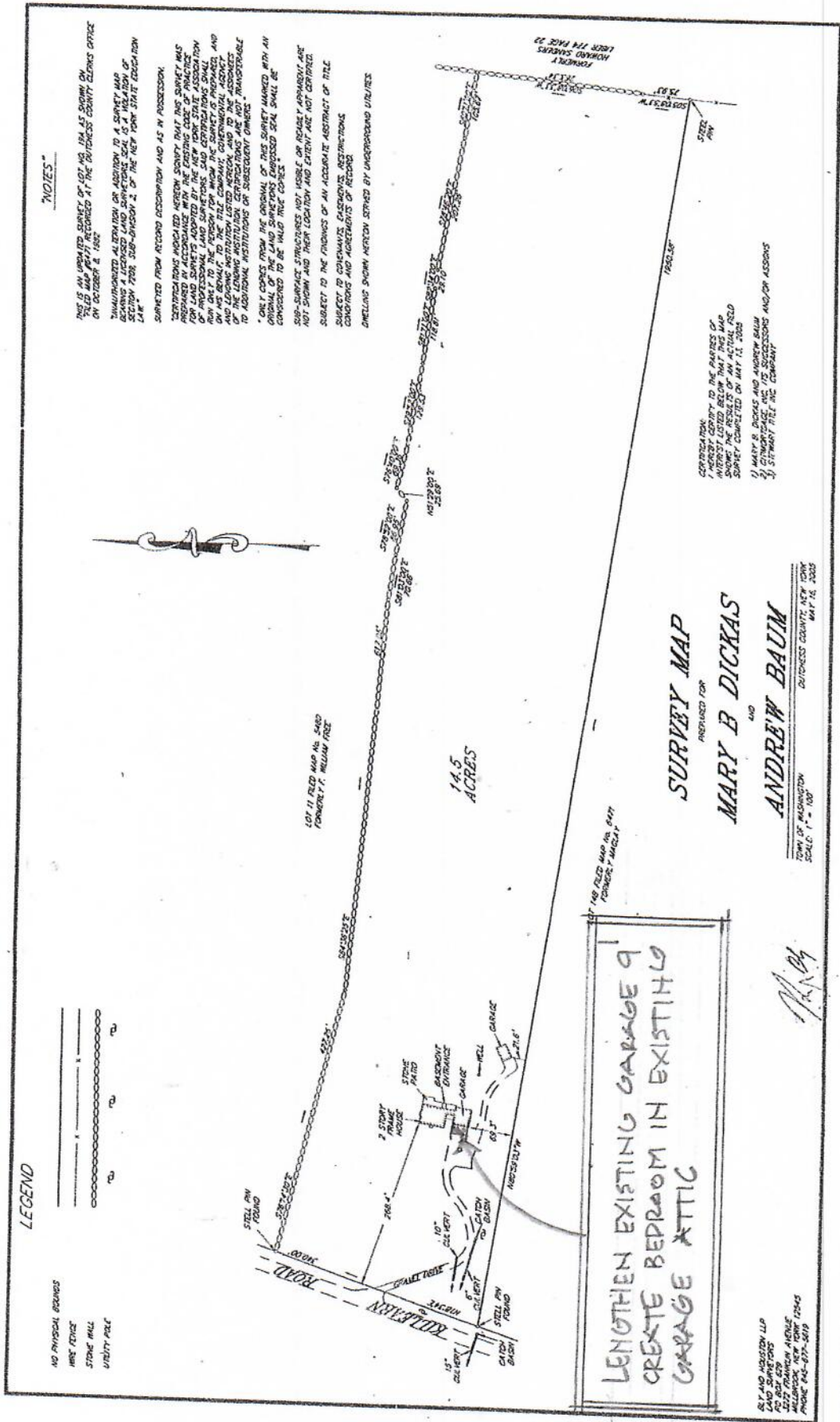
SUBMITTED FROM RECORD DESCRIPTION AND AS IN PROCEEDING.

THESE NOTES DESCRIBE THE SURVEY MAP BUT THE SURVEY MAPS  
PREPARED BY A PROFESSIONAL LAND SURVEYOR FOR THE NEW YORK STATE ASSOCIATION  
FOR LAND SURVEYS ASSIGNED BY THE NEW YORK STATE ASSOCIATION  
OF PROFESSIONAL LAND SURVEYORS. THE SURVEYOR'S DESCRIPTION SHALL  
ON HIS BEHALF, TO THE TITLE COMPANY, GOVERNMENTAL AGENCIES  
AND LENDING INSTITUTIONS LISTED HEREON, AND TO THE ASSIGNEES  
AND SUCCESSORS OF THE SURVEYOR, AND TO THE ASSIGNEES  
AND SUCCESSORS OF THE TITLE COMPANY, GOVERNMENTAL AGENCIES  
AND LENDING INSTITUTIONS OR SUBSEQUENT OWNERS.

\* ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP, WITH AN  
ORIGINAL OF THE LAND SURVEYORS EMBOSSED SEAL SHALL BE  
CONSIDERED TO BE VALID TRUE COPIES.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE  
NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.  
SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE  
SUBJECT TO CONFORMANCE, EASEMENTS, RESTRICTIONS,  
CONDITIONS AND AGREEMENTS OF RECORD.

ENCLOSURE SHOWN HEREON ISSUED BY UNDERGROUND UTILITIES



**SURVEY MAP**  
PREPARED FOR  
**MARY B. DICKAS**  
AND  
**ANDREW BAUM**

CITY OF WASHINGTON  
SCALE: 1" = 100'  
BUTTS COUNTY, NEW YORK  
MAY 11, 2003

CERTIFICATION:  
I, MARY B. DICKAS, A PROFESSIONAL LAND SURVEYOR,  
DO HEREBY CERTIFY THAT THE RESULTS OF AN ACTUAL FIELD  
SURVEY COMPLETED ON MAY 11, 2003  
BY MARY B. DICKAS AND ANDREW BAUM  
IN CONFORMANCE WITH THE BUTTS COUNTY CLERKS OFFICE  
SECTION 7002, SUB-DIVISION 2, OF THE NEW YORK STATE EASEMENT  
LAW.

SLY AND WASHINGTON LLP  
LAND SURVEYORS  
PO BOX 429  
11711 WASHINGTON AVENUE  
MILLERSVILLE, MD 21104  
PHONE 410-337-5019

LOT 11 FIELD MAP 5480