



*Town of
Washington*

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6565-00-934683-0000
Property Street Address	324-346 Fowler Rd, Millbrook
Number of Acres	26.55
Zoning District from Zoning Map	RL-5 LOW DENSITY RESIDENTIAL
Describe the Current Use of the Property.	EXISTING SINGLE FAMILY, HOME OCCUPATION, AGRICULTURAL FARM
Is this property located in or near a Wetland or Wetland Buffer?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Is this application being made for a violation that currently exists on the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Heather Croner & Catherine MacKay Croner
Record Owner Mailing Address	PO Box 226, Millbrook, NY 12545
Record Owner Email Address	heathercroner@optonline.net
Record Owner Phone Number	845-677-9822

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	DOUGLAS E LARSON
Business Name of Applicant	LARSON ARCHITECTURE WORKS PLLC
Applicant Mailing Address	501 5TH AVE, SUITE 2108 NY, NY 10017
Applicant Email Address	dlarson@larsonarchitecture.com
Applicant Phone Number	646-809-5009

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

Applicant/Owner(s)
☒ **Authorized Representative**

SUMMARY OF AREA VARIANCE REQUEST

We are proposing to build a ground floor accessible bedroom suite in a new 1 story addition. The existing bedrooms are on the 2nd floor and are only accessible by stairs, which are difficult for the homeowner safely access, due to her age. From an architectural, cost, and functional standpoint, the addition is most logical on the West side adjacent Fowler Rd. The addition at this location would provide little disturbance to the existing house so that it can be occupied during construction. The existing front yard setback is 45' of the required 100' from the edge of Fowler Rd.

We seek a variance for a new setback of 26.5' from the edge of Fowler Rd (18.5' reduction of the existing setback).

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The existing farmhouse is currently less than the required 100' front yard setback. It is characteristic for rural farmhouses and structures to be adjacent and in close proximity to rural farming roads. The farm structures opposite the road are also adjacent the road, so the addition would be in keeping with the current character. Due to the topography, vegetation, and bend in the road where the existing farmhouse is, the addition is also only briefly visible along the 2,774.55' of road frontage of the property.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

This is a beautiful gracious typical Dutchess County farmhouse. The owner seeks to maintain and preserve the beautiful, architecturally significant interiors and exteriors. For the new bedroom suite to be accessible, an addition is required. The addition on the West best complements the current exterior massing. The new addition

balances and mirrors the 1 1/2 story wing on the East of the main 2 story wing. The addition on the West is logical based on the current layout, where there is no change required of the existing house beyond a new opening through a current window.

3. The amount of relief requested is not substantial because:

This is a large 26.55 acre parcel with 2,774.55' of road frontage. The combined width of the deck and addition are 27', a small portion of the road frontage. We are seeking a reduction of 18.5' of the current setback.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The land where the addition is being proposed is previously disturbed land. It is primarily flat and outside of wetland buffer areas. The addition will not result in additional runoff.

5. Has the alleged difficulty been self-created? _____ Yes, or X No Why:

The farmhouse is previously existing. The location of the house, and its construction predates current zoning code. Portions of the house according to parcel access existed as early as 1835. The house was also not constructed with accessible ground floor bedrooms. In order to preserve the character of the neighborhood and farmhouse, we request the variance for a setback of 18.5' to allow an addition that is balanced with the existing surroundings and structure.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

The existing Cellar access will be removed.

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension: 23'-0" long by 21'-0" wide conditioned extension w/ 3'-6" x 8'-3" bay window

Dimensions of new second floor: and 21'-0" long x 6'-0" wide

no 2nd floor

no second floor

Dimensions of floor above second level:

no second level

Height (from finished ground to top of ridge):

19'-1" from average natural grade at front porch to ridge

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:

A cellar will be constructed if rock does not exist. The 1st finished floor will be 1'-6" above natural grade

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: 1 story addition with 1 bedroom, 1 bath and 1 dressing room

Number of Floors and General Characteristics BEFORE Alterations:

Full 2 story main volume with full finished attic for storage (1/2 story), 1 1/2 story extension (oldest portion)

and 1 story extension to East. Wood framed construction with wood clapboard and wood shingled roof.

Decorative brackets on end gables. No alternations with exception to West facade to accept new addition.

Number of Floors and Changes WITH Alterations:

No additional floors. New addition is 1 story.

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

3,145 sqft of coverage

Proposed increase of building coverage:

737 sqft

Square footage of your lot:

1,156,518 sqft

Percentage of coverage of your lot by building area:

.32%

Purpose of New Construction

To construct an accessible ground floor suite so that the homeowner can age in place and maintain use of their residence.

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

Extending to the West causes the least disturbance to the existing landscape as this area is flat and no mature trees would be disturbed.

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

_____ Yes ☒ NO ^x

Such appeal(s) was (were) in the form of

_____ A requested interpretation

_____ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

_____ Please
provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

_____ Yes ☒ NO _____ If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

_____ Yes ☒ No

Are there any proposals to change or alter land contours?

☒ No _____ Yes please explain.

Are there any wetland areas or buffers on the parcel?

_____ ☒ Yes _____ NO _____

Are those wetland areas or buffers shown on the survey submitted with this application?

_____ ☒ Yes _____ NO _____

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

_____ ☒ Yes _____ NO _____

Does your application require Town, County, State, or Federal Permits?

_____ Yes ☒ NO _____ If yes, provide which agency and the type of application.

TOWN OF WASHINGTON FOR BUILDING PERMIT - BUILDING DEPARTMENT

 Yes **NO**

_____ Yes _____ **NO** _____

 Yes NO If yes, please label the proximity of your lands on your survey.

_____. (i.e.: existing single family, proposed: same with garage, pool or other)

Kree Wolf
Signature of Notary

ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6565-00-934683-0000
Property Street Address	324 - 346 FOWLER ROAD, MILLBROOK, NY 12545
Check or N/A	
* x	A complete application form, neatly printed or typed, signed in ink and six copies.
* x	<p>Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following:</p> <p style="margin-left: 40px;">Site plan. Floor plan(s). Elevations.</p> <p>Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)</p>
* x	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
* x	<p>Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx</p>
x	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.
* x	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
* x	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
* x	<p>Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$750.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.</p>
* x	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtontny.org referenced as "ZBA Application/Owner's Name"
x	A plot plan of all improvements if not shown on the survey map.
x	Owner's affidavit providing permission for someone to act as their agent.

n/a, denied	Approved Building Permit
n/a	Permits from other town, county, state or federal agencies.
* x	Owner's Endorsement
tbd	APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING & MAILING TO ADJACENT NEIGHBORS CONSULT with ZBA Clerk for Notice of Public Hearing & Neighbor List The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.
tbd	Affidavit of Publication from Poughkeepsie Journal
tbd	Proof of Mailing to Adjacent Neighbors from the United States Post Office (USPS Certified Mail Receipt for each neighbor)

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 324-346 Fowler Road Addition			
Project Location (describe, and attach a location map): 324-346 Fowler Road, Millbrook, NY 1245 - See Filing Set G-0 for map			
Brief Description of Proposed Action: 1 STORY ADDITION ONTO EXISTING SINGLE FAMILY HOME WITH 512 SQFT OF CONDITIONED SPACE AND AN OPEN DECK WITH PERGOLA OF 126 SQFT. NEW ADDITION WILL HAVE 1 BEDROOM AND 1 BATHROOM. TOTAL BEDROOM COUNT WILL BE 3 TOTAL BEDROOMS.			
Name of Applicant or Sponsor: Douglas E Larson		Telephone: 646-809-5009 E-Mail: dlaron@larsonarchitecture.com	
Address: 501 5th Ave, Suite 2108			
City/PO: New York		State: NY	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		26.55 acres	
b. Total acreage to be physically disturbed?		.014 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		152.38 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Education Facility <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? 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?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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? If Yes, <div style="margin-left: 20px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<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? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Douglas E Larson</u> Date: <u>2023-10-26</u></p> <p>Signature: <u></u> Title: <u>Principal Architect</u></p>		

DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

BARNABAS BREED & ASSOCIATES
341 MADISON AVE
NEW YORK NY 10017

RECORDED: 05/05/94

AT: 09:29:14

COUNTY CLERK: #3276

RECEIVED FROM: BARNABAS BREED...

GRANTOR: CRONER HEATHER M

GRANTEE: HEATHER CRONER PERSONAL TRUST ETC

RECORDED IN: DEED

INSTRUMENT TYPE:

TAX

DISTRICT: WASHINGTON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 58.00

NUMBER OF PAGES: 5

TRANSFER TAX AMOUNT:

TRANSFER TAX NUMBER: #005578

E & A FORM: Y

TP-584: Y

COUNTY CLERK BY: JOS /

RECEIPT NO: R22815

BATCH RECORD: C00067

W. Paroli
WILLIAM L. PAROLI, JR.
County Clerk



Seal is N.Y.S. T.U. Form 4008 - 3-63-JM - Warranty Deed with Full Covenants-Individual or Corporation.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT--THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 30th day of December, nineteen hundred and ninetythree
BETWEEN HEATHER M. CRONER
residing at Fowler Road, Salt Point, NY

party of the first part, and

THE HEATHER CRONER PERSONAL TRUST
Created on June 22, 1993, HEATHER CRONER and
CATHERINE MACKAY CRONER, Trustees

c/o Heather Croner
Fowler Road
Salt Point, NY 12578

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten and 00/100 (\$10.00) dollars,

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, their heirs or
successors and assigns of the party of the second part forever,

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, Dutchess County, New York
and generally bounded as follows:

BEGINNING at the southwest corner, a point marked by a
steel pin set at the intersection of the division line of the
lands of Wendell W. Fowler et al on the north and Carey on
the south with the easterly line of Fowler Road, and continuing
from thence northerly along the easterly line of Fowler Road
the following 12 courses and distances:

North 24 deg. 58' 30" West 510.86 feet,
North 21 deg. 20' West 181.43 feet,
Due North 51.00 feet,
North 10 deg. 23' 50" East 221.64 feet,
Due North 65.00 feet,
North 7 deg. 12' West 191.51 feet,
North 3 deg. 22' West 170.29 feet,
North 21 deg. 11' 40" East 52.56 feet,
North 43 deg. 18' 50" East 48.10 feet,
North 53 deg. 44' 50" East 334.81 feet,
North 44 deg. 34' 30" East 95.46 feet and
South 84 deg. 17' 20" East 30.15 feet,

thence southeasterly along the southwesterly line of Canoe Hill
Road the following four courses and distances:

South 43 deg. 31' 50" East 82.76 feet,
South 54 deg. 40' 40" East 185.07 feet,
South 46 deg. 13' 20" East 397.49 feet and
South 49 deg. 04' 40" East 156.45 feet,

to a fence post marking the northeast corner of the herein
described parcel, said point also marking a corner of the

lands of Wroblewski, thence southerly along a wire fence,
the westerly line of said Wroblewski lands, the following seven
courses and distances:

South 36 deg. 56' 50" West 13.86 feet,
South 24 deg. 13' 30" West 326.56 feet,
South 24 deg. 58' 50" West 163.95 feet,
South 25 deg. 39' 20" West 207.64 feet,
South 18 deg. 11' 20" West 41.29 feet,
South 3 deg. 27' 50" West 38.90 feet and
South 1 deg. 13' 40" West 409.25 feet

to a fence post set in a stone wall marking the southeast
corner of the herein described parcel, thence westerly along
the division line of the lands of Wendell W. Fowler et al on the
north and Carey on the south. North 87 deg. 28' 10" West
167.74 feet along a stone wall and South 89 deg. 14' 10" West
264.78 feet to the place of beginning containing 26.29 acres
of land more or less, being the same parcel conveyed from
Jerome T. Croner and Heather M. Croner to Heather M. Croner
in Liber 1433 pages 440-443

20 * 11/15/11 * 11:11:11

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 all the estate and rights of the party of the first part in and to said premises,

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.

CLERK'S NOTE - VARIATION IN TYPE OR
OTHER MATERIAL, SAME AS IN ORIGINAL

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.

AND the party of the first part covenants as follows:

FIRST.—That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND.—That the party of the second part shall quietly enjoy the said premises;

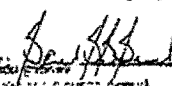
THIRD.—That the said premises are free from incumbrances, except as aforesaid;

FOURTH.—That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH.—That said party of the first part will forever warrant the title to said premises.

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.

IN PRESENCE OF: 
Notary Public
COUNTY OF CANTON

 2/9/11
HEATHER CRONER, GRANTOR

RECEIVED
FEB 24 1994
CLERK OF THE COURT

STATE OF NEW YORK, COUNTY OF **94**
On the **9th** day of **February** 19 **93**, before me
personally came **Heather Croner**

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

Elizabeth A. Canalone

ELIZABETH A. CANALONE
Notary Public, State of New York
No. 4288008
Qualified in Dutchess County
Commission Expires **6/29/94**

STATE OF NEW YORK, COUNTY OF **94**

On the _____ day of _____, 19 _____, before me
personally came _____
to me known, who, being by me duly sworn, did depose and
say that he resides at No. _____

that he is the _____
of _____

_____ the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF **94**
On the _____ day of _____, 19 _____, before me
personally came _____

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF **94**

On the _____ day of _____, 19 _____, before me
personally came _____
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No. _____

that he knows _____

_____ to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed his name as witness thereto.

TITLE NO.

Heather M. Croner

TO

The Heather Croner Personal Trust

Warranty Deed

WITH FULL COVENANTS.

The land affected by the within instrument
lies in Section _____ in Block _____
Land Map of the County of _____
Recorded at Request of _____

Barnabas Breed & Associates
341 Madison Avenue
New York, NY 10017

STANDARD FORM OF
NEW YORK BOARD OF TITLE UNDERWRITERS
Distributed by
**THE TITLE GUARANTEE
COMPANY**

CHARTERED 1883
IN NEW YORK

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE

JOHN EVANGELISTA
Building Inspector
and
Zoning Administrator
(914) 677-8321



Town of Washington

P.O. Box 667, RESERVOIR DRIVE
MILLBROOK, NEW YORK 12545

11-27-97

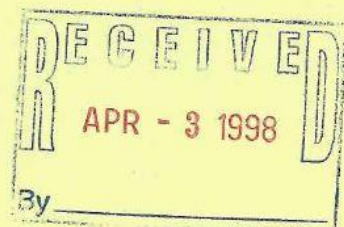
Grid # 20-6565-00-934683-00

Predates zoning - No Certificate of Occupancy was required

Check one

- ☒ No Violations on record.
☐ Violations on record.

John Evangelista
Town of Washington
Building Inspector



*Croner, Heather,
& Mackay, Catherine*

Heather Norner

NAME OF OWNER

6565-00-93468300

GRID NUMBER



Town of Washington

CERTIFICATE OF OCCUPANCY

Zoning District: RR-10

Certificate No.: 05-1201

Location of Property: 346 Fowler Road, Salt Point NY 12578

New Front Porch

I have examined the premises described in the "Application for Building or Zoning Permit" No. 1201 and find the work performed is in compliance with the work described in the approved application; therefore, the premises may be occupied and used for the purposes described in the "Application for Building Permit" No. 1201.

No violations on record.

Signature

Thomas J. Moir

BUILDING INSPECTOR
TOWN OF WASHINGTON

Date Signed

11-15-05

Post this Certificate of Occupancy on the property for one month after receipt, so that it may be read by the public.



*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:

HEATHER CRONER

and CATHERINE MACKAY CRONER

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
324-346 FOWLER RD

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

6565 - 00 - 34683 - 0000

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

 Assessment Review

X

Building Permit

 Municipal Search

X

Planning Board Application

X 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: DOUGLAS E. LARSON

Phone Number to schedule inspection: 646-809-5009

Signature

Heather Croner

Print Name

Dated: 10/13/23

Signature

Catherine Croner

Print Name

Dated: 10/13/23



Town of
Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC

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.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss:

Heather Croner, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
 - X 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, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 346 Fowler Road
City Millbrook State NY Zip 12545

I have authorized (name) DOUGLAS E. LARSON

(Company) LARSON ARCHITECTURE WORKS PLLC

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 324-346 FOWLER ROAD

property ID # 6565 - 00 - 934683 - 0000.

Heather Croner
Signature

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this
13th day of October, 2023.
Notary Public Elizabeth A. Cahalane
My commission expires: June 29, 2026

Notary Stamp:

ELIZABETH A CAHALANE
Notary Public, State of New York
Reg. No. 01CA4998608
Qualified in Dutchess County
Commission Expires 6/29/26

 Proof of Authority is attached.
 Corporate Resolution, LLC Formation, Surrogate Letter, Executor of a Will,
 Certified Letter of Testamentary, Letter of Administration, Letter of Probate,
 Power of Attorney



*Town of
Washington*

**TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419**

THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC

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.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)
COUNTY OF DUTCHESS) ss:

Catherine MacKay Croner, being duly sworn, deposes and says:

- I am: (check one)
- 1. the sole owner in fee (One individual on the tax roll)
 - X 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, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 359 Fowler Road
City Millbrook State NY Zip 12545

I have authorized (name) DOUGLAS E. LARSON

(Company) LARSON ARCHITECTURE WORKS PLLC

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 324-346 FOWLER ROAD

property ID # 6565 - 00 - 934683 - 0000

Catherine Croner

Signature

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this
13th day of October, 2023.
Notary Public: Elizabeth A. Cahalane
My commission expires: June 29, 2026

Notary Stamp:

ELIZABETH A CAHALANE
Notary Public, State of New York
Reg. No. 01CA4998608
Qualified in Dutchess County
Commission Expires 6/29/26

 Proof of Authority is attached.
 Corporate Resolution, LLC Formation, Surrogate Letter, Executor of a Will,
 Certified Letter of Testamentary, Letter of Administration, Letter of Probate,
 Power of Attorney

LARSON ARCHITECTURE WORKS PLLC
501 Fifth Avenue, Suite 2108
New York, NY 10017
646-809-5009

Chase
JPMorgan Chase Bank, N.A.
www.Chase.com
1-2/210

22193

PAY
TO THE
ORDER OF
Town of Washington

10/23/2023

\$ **400.00

Four hundred and 00/100***** DOLLARS

Town of Washington
Building Department
10 Reservoir Drive P.O Box 667
Millbrook, NY 12545

Void after 90 days
AUTHORIZED SIGNATURE

MEMO
324-346 Fowler Rd. Millbrook
ZBA Variance

⑈022193⑈ ⑆021000021⑆00000196035007⑈

Security features included. Details on back.

LARSON ARCHITECTURE PLLC

22193

10/23/2023

Town of Washington

ZBA Variance - Croner

400.00

Cash:BUS CHECKING (5007) - PLLC

20-25

400.00

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of NEW YORK }
County of DUTCHESS } ss:

HEATHER CRONER & CATHERINE MACKAY CRONER being duly sworn, deposes and says:

1. That he/she resides at 324-346 FOWLER RD 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 DOUGLAS E. LARSON of LARSON ARCHITECTURE WORKS PLLC 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.

Heather Croner
Applicant/Owner

Catherine Mackay Croner
Applicant/Owner

Elizabeth A. Cahalane
Notary Public

ELIZABETH A CAHALANE
Notary Public, State of New York
Reg. No. 01CA4998608
Qualified in Dutchess County
Commission Expires 6/29/26