



Town of  
Washington

**TOWN OF WASHINGTON  
PLANNING BOARD**  
10 Reservoir Drive • P.O. Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 112 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

**COMBINED PLANNING BOARD APPLICATION**

**Submit Application and four copies, together with all required additional documentation and fees, to:**

Planning Board Secretary  
Town of Washington  
10 Reservoir Drive  
Millbrook, NY 12545  
T: (845) 677-3419, Ext. 112  
F: (845) 677-2085

**With electronic copy (including all maps and forms) to:**

Planning Board Secretary  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

The digital copy shall be in a pdf, jpeg or other suitable write-protected image format capable of being opened and viewed using standard Windows-based software.

Name of Applicant(s): Dinha Siegel-Shea, Business Manager  
 Business Name: Antonio Darriguez Group LLC (DBA: ADG)  
 Address: 3788 Route 44, Millbrook, NY 12545  
 Telephone: 718-812-9560 Email Address: DINHASSHEA@GMAIL.COM

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Name of Record Owner(s) of Property: Joel Kaplan, Sole Proprietor ADG  
 Address: 30 Wynkoop Lane, Rhinebeck, NY 12572  
 Telephone: 845-546-4765 Email Address: JOELKAPLAN@YAHOO.COM

Before completing the next page, review the Town Zoning Map found at <https://www.dutchessny.gov/Departments/Planning/Docs/washington.pdf> to determine your Zoning District, which will be one of the following:

RR-10 Rural Residential	RL-5 Low Density Residential	RH-1 High Density Residential	<b>HM Hamlet Mixed-Use</b>
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

Applicant Name: Dinha Siegel-Shea

**REAL PROPERTY INFORMATION:** Complete a box for each lot which is involved. Copy and attach more sheets if more than 3 parcels.

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6865-00-588448-0000
Name of Property Owner	Antonio Durriguez Group LLC (ADG)
Property Street Address	3788 Route 44, Millbrook, NY 12545
Number of Acres	5
Zoning District from Zoning Map	HM
Describe the Current Use of the Property	Commercial rental space for craftspeople, workshops, show rooms & storage
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	_____ YES <input checked="" 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?	_____ YES <input checked="" type="checkbox"/> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	_____ YES _____ 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?	_____ YES _____ NO

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	_____ YES _____ 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?	_____ YES _____ NO

Applicant Name: Dinha Siegel-Shea

I. The following must be answered for **ALL APPLICATIONS**:

A. APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit <input checked="" type="checkbox"/>	Preliminary Subdivision Plan _____
Sketch Plan _____	Lot Line Revision _____
Site Plan _____	Final Subdivision Plan _____

B. All applications must include all of the following documents. (Please mark with a check to indicate that each is enclosed)

- A copy of the current deed of each property.
- ~~N/A~~ Any easements affecting all parcels involved in the proposed activity.
- A recent survey.  
If the project involves any construction, locate all water or wetlands [streams, creeks, ponds, or marshes] on the property on the survey.
- A recent aerial photo at a scale of 1:200 or less with the relevant tax parcels delineated. (This can usually be found using Dutchess Parcel Access as long as all current structures are shown).
- Owner's Endorsement - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org)) – note ALL owners must sign, including both spouses.
- Consent to Inspection - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org))
- Section 809 Ethics Statement
- Environmental Assessment Form (EAF) for SEQRA review.  
Complete Short Form EAF under SEQRA, which can be found at [https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seafpartone.pdf](https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf).  
This **Short Form EAF** may also be filled out using the EAF Mapper Tool which creates the form as you go. See <https://gisservices.dec.ny.gov/eafmapper>. After initial review, the Planning Board may require a long form EAF.

C. The following documents may be required, if applicable. (Please mark with a check to indicate which, if any, are enclosed)

- \_\_\_\_\_ Agricultural Data Statement (found at <https://washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/1688-agricultural-data-statement-pdf/file.html>)  
This document is required if any portion of the project is located on property within an agricultural district containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located within an agricultural district.  
If this is applicable, what Agricultural District is the property in? \_\_\_\_\_
- \_\_\_\_\_ Wetland Permit Application (found at <https://www.washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/planning-board-application-forms-general-information/33-wetland-permit-form-1/file.html>)  
**Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.**

Applicant Name: Dinha Siegel-Shea

A Wetlands Application may be required if the proposed activity is:

- within 50 feet of the boundary of a wetland that is at least ¼ acre in size but less than 1 acre; or
- within 100 feet of a boundary of a wetland that is at least 1 acre in size; or
- Within 100 feet from the high water mark of a perennial watercourse or waterbody; or
- within 50 feet from the high water mark of the identified channel for an intermittent watercourse.

D. Detailed description of proposed activity:

New tenants wish to showcase hardwood flooring samples, store overflow of hardwood inventory and do some occasional specialty cuts of wood. Front room to be used as showroom and backrooms for storage and cuts. Most of the cutting they do is on job sites where their flooring is to be installed.

E. Are there agricultural and /or forestry exemptions affecting the property?

Yes \_\_\_\_\_ No  If yes, please list in detail:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

F. Total acreage involved in the application. 0

G. Total contiguous acreage controlled by the applicant/owner. 5

(This includes lands owned by family members of the applicant and any corporations, partnerships, limited liability companies, or other entities in which the applicant has an interest.)

List each contiguous property:

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

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H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 1

I. Types of existing structures (list):  
North end of building is masonry w/wood rafters and shingle roof.  
South end of building is metal "Butler" building w/steel roof.

J. Total square footage of all new construction. N/A

K. Estimated value of new construction or addition. N/A

L. Type of construction or activity proposed (check all that apply):

New construction:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Institutional \_\_\_\_\_

Home occupation \_\_\_\_\_

Expansion:

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Institutional \_\_\_\_\_

Change in use  \_\_\_\_\_

Other: \_\_\_\_\_

M. If any of the following professionals are involved in the proposed project or activity, please identify and provide contact information:

<b>Professional Engineer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Licensed Land Surveyer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____
<b>Attorney</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Other Type of Professional:</b> _____ Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____

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N. Does this application require approvals from any other organization or entity (for example, i.e: NYS DOT, Dutchess County Board of Health, Dutchess County Department of Transportation, the Village of Millbrook)?

Yes \_\_\_\_\_ No  If yes, please identify the organization and whether an application has been made to them.

\_\_\_\_\_  
\_\_\_\_\_

II. For **SUBDIVISION AND LOT LINE ADJUSTMENT** applications, please also answer the following:

A. **LOTS**

Number of lots proposed: \_\_\_\_\_

Size of the smallest lot proposed: \_\_\_\_\_

Size of the largest lot proposed: \_\_\_\_\_

B. **DRIVEWAYS**

Number of private driveways proposed: \_\_\_\_\_

Number of common driveways proposed: \_\_\_\_\_

Maximum number of lots served by a common driveway: \_\_\_\_\_

C. Preliminary Plat includes \_\_\_\_\_ acres and tentatively includes \_\_\_\_\_ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is \_\_\_\_\_ (define your measure in acres or square feet).

D. Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No \_\_\_\_\_ Yes \_\_\_\_\_

E. Does subdivider intend to submit a single subdivision plat for filing with the County Clerk for all property in the Preliminary Plat? Yes \_\_\_\_\_ No \_\_\_\_\_  
If no, state the number of sections to be filed. \_\_\_\_\_

III. **FEES AND ESCROW**

A. Application Fee and Escrow Deposit

An Application Fee and an initial Escrow Deposit for the amounts listed in the chart on the next page for your type of application must be included with this application.