



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

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

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): <u>Dinha Siegel-Shea, Business Manager</u>	
Business Name: <u>Antonio Darriguez Group LLC (DBA: ADG)</u>	
Address: <u>3788 Route 44, Millbrook, NY 12545</u>	
Telephone: <u>718-812-9560</u>	Email Address: <u>DINHASSHEA@GMAIL.COM</u>
Name of Record Owner(s) of Property: <u>Joel Kaplan, Sole Proprietor ADG</u>	
Address: <u>30 Wynkoop Lane, Rhinebeck, NY 12572</u>	
Telephone: <u>845-546-4765</u>	Email Address: <u>JOELKAPLAN@YAHOO.COM</u>

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	HM Hamlet Mixed-Use
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?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div> <div>May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements</div>
Is this property within 500 feet of the boundary of the Village of Millbrook?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div>

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?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div> <div>May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements</div>
Is this property within 500 feet of the boundary of the Village of Millbrook?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div>

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?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div> <div>May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements</div>
Is this property within 500 feet of the boundary of the Village of Millbrook?	<div> <div>_____</div> <div>YES</div> <div>_____</div> <div>NO</div> </div>

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	<input type="checkbox"/>
Sketch Plan	<input type="checkbox"/>	Lot Line Revision	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>	Final Subdivision Plan	<input type="checkbox"/>

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.
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 $\frac{1}{4}$ 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	

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

Applicant Name: Dinha Siegel-Shea

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:

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

Applicant Name: Dinha Siegel-Shea

- 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.

Applicant Name: Dinha Siegel-Shea

Fees are payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type		Amount	Amount Due	Date Paid
ESCROW FEE (DUE FOR ALL APPLICATIONS)				
Initial Escrow Deposit:		\$1,500.00	<i>\$1,500.00</i>	
Plus the below amount:				
	Projects under \$10,000.00 in development costs	\$2,000.00		
	Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
	Projects over \$50,001.00 in development costs	\$10,000.00		
LOT LINE CHANGE APPLICATION FEE				
	Up to 5.99 acres	\$600.00		
	6.0 - 15.99 acres	\$900.00		
	16.00 acres or greater	\$1,200.00		
SITE PLAN APPLICATION FEE				
		\$600.00		
SPECIAL USE PERMIT FEE				
		\$600.00	<i>\$600.00</i>	
WETLANDS PERMIT FEE				
		\$600.00		
SUBDIVISION:				
Preliminary Approval - Minor: Up to 4 Lots				
	Application Fee:	\$750.00		
	Fee Per New Lot	\$250.00 per lot		
	Final Approval	\$750.00*		
	Final Approval Up to 4 lots	\$200.00 per lot*		
	Recreation Fee Per New Lot	\$4,000.00 per lot		
Preliminary Approval - Major: 5 or more lots				
	Application Fee	\$850.00		
	Fee Per New Lot	\$250.00		
	Final Approval	\$850.00*		
	Fee Per New Lot	\$200.00 per lot*		
	Recreation Fee Per Lot	\$4,000.00		

* To be paid whether or not the Planning Board waives the requirements for Final Approval.

Applicant Name: Dinha Siegel-Shea

The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$ 2,100.00

Dated: 12/14/2023

Dinha Siegel-Shea
Signature of Applicant

Don Haple
Signature of Owner (if different)

Applicant Name: Dinha Siegel-Shea



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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Dinha Siegel-Shea being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Change In Use and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 73 Gusk Rd in the County of Dutchess and the State of New York.
3. That he/she is the Business Manager of the within property as described in the foregoing application for Planning Board approval and that the statements contained therein are true to the best of his/her knowledge and belief.
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.

Dinha Siegel-Shea
Agent/Owner

Paul Hapson
Agent/Owner

Sharon J. Whiteley
Notary Public

SHARON J. WHITELEY
Notary Public, State of New York
Dutchess County, Reg. No. 10N16212483
Commission Expires October 13, 2025

Sworn to me
on this 18th day of
December, 2023

RESOLUTION TO PURCHASE
ANTONIO DARRIGUEZ GROUP LLC
(hereinafter "the Company")

I, JOEL KAPLAN, the undersigned, Sole Member of the Company, hereby certifies that the Company is validly existing and is duly organized under the laws of the State of New York. I further certify, that attached hereto are true and complete copies of the Articles of Organization and Operating Agreement.

I further certify that the Resolutions herein below are adopted by the Company pursuant to the procedures set forth in the Company's Articles of Organization and/or Operating Agreement.

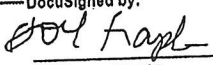
IT IS HEREBY RESOLVED, that ANTONIO DARRIGUEZ GROUP LLC, a New York limited liability company has duly recommended and authorized that Joel Kaplan and Dinha Siegel-Shea, each individually are authorized to execute, acknowledge, accept and deliver on behalf of and for the LLC, such documents, agreements, instruments, certificates and statements as may be necessary or appropriate in order to conduct the business operations of the LLC;

IT IS FURTHER RESOLVED, that any and all acts authorized pursuant to these Resolutions are hereby ratified and approved by the Company, that these Resolutions shall remain in full force and effect and that others may rely on these Resolutions until such time as written notice of their revocation shall have been issued.

IT IS FURTHER RESOLVED, that Joel Kaplan is the Sole Member of the Company; that the foregoing Resolutions now stand of record on the books of the Company; and that the Resolutions are in full force and effect and have not been modified or revoked in any manner whatsoever.

IT IS FURTHER RESOLVED, that this Resolution may be executed in any number of counterparts. Each such counterpart shall for all purposes be deemed to be an original, and all such counterparts shall together constitute and be but one and the same instrument. Facsimile signatures, electronic signatures or scanned signatures sent by email intended to be delivered shall bind the parties.

IN WITNESS HERETO, I attest to the truth and accuracy of the above representations this 6th day of December, 2022.

DocuSigned by:

93568104758415
Joel Kaplan

Applicant Name: Dinha Siegel-Shea



*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

DISCLOSURE OF BUSINESS INTEREST

State of _____ }
County of _____ }

ss:

N/A

_____ being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

3. That he/she understands that the Town of Washington 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.

Agent/Owner

Agent/Owner

Notary Public

1. For Site Plan Approval, place the following owner endorsement signature block on the plan:

MA

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 obligations to the Town to keep the premises as per plan approval by the planning board 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 herein. Dutchess county clerk.

Owner

Date

Applicant

Date

2. For Site Plan, place the following signature block on the proposed plan:

TOWN OF WASHINGTON PLANNING BOARD
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.

Chair

Date

3. For Subdivision and Lot Line Revision, place the following owner endorsement signature block on the plan:

N/A

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant for the property and the undersigned owner 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 obligations to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the office of the Dutchess County Clerk.

Owner

Date

Applicant

Date

4. For Subdivision and Lot Line Revision, place the following signature block on the plan:

N/A

TOWN OF WASHINGTON PLANNING BOARD
SUBDIVISION APPROVAL

The plan of the 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 after a public hearing held on _____. By signature of the Chairperson as set forth below, the Planning Board certifies that the requirements of Section 276 of the Town Law and the requirements of Chapter 177 section 177 of the Town of Washington Code have been met and the condition of Subdivision Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date



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:

JOEL HAPLAN

and

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

3788 Route 44, Millbrook, NY 12545

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

135889-686500-588449-0000

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

☐ Assessment Review

☐ Building Permit

☐ Municipal Search

☒ Planning Board Application

☐ 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: JEFF SHEA

Phone Number to schedule inspection: 518-929-9660

Joel Haplan

Signature

Signature

JOEL HAPLAN

Print Name

Print Name

Dated: 12/18/23

Dated: _____