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Friday, March 22, 2024

Attn: Town of Washington
10 Reservoir Dr.
Millbrook, NY 12545

Subject: Response to Memorandum from Aaron Werner to Town of Washington Zoning Board of Appeals on 02/15/2023 regarding the ZBA Application for 324-346 Fowler Rd Addition:

Town of Washington Zoning Board of Appeals,

Thank you for allowing us the time to evaluate how to proceed with this application. We request to be put on the agenda for the next ZBA meeting on April 16, 2024.

Please see responses to comments on Application Completeness by number referenced in Memorandum:

1. Item addressed with resubmission.
2. Item addressed with resubmission.
3. Item addressed with resubmission.
4. Item addressed with resubmission.
5. Item addressed with resubmission.
6. Item addressed with resubmission.
7. Item addressed with resubmission.
8. Item addressed with resubmission.
9. Item addressed with resubmission.
10. Noted.
11. Noted.
12. Our clients understand the concerns of the Zoning Board of Appeals that the current Dressing Room could be converted back into a bedroom in the future although the current owners do not plan to do so during their ownership. The owners are also agreeable to having the current septic system evaluated by a septic professional as to whether it can support 4 bedrooms to address the concern that the Dressing Room could be converted into a bedroom in the future. As noted, the house is currently being used as a 2 bedroom residence, and the owners intend to use the proposed expanded residence as a 3 bedroom house. It was used as a 3 bedroom house prior to the conversion of 1 bedroom into a dressing room.

However, proper examination of the septic system involves excavation and disturbance to this beautifully landscaped property. Heather Croner and Catherine MacKay Croner, the owners, would like to proceed without this report and request that approval from the Zoning Board of Appeals be conditioned on the adequacy of the current septic system being addressed during the Planning Board's site plan review and approval. Proceeding in this manner affords the owners the opportunity to hear additional concerns from the Planning Board and to avoid unnecessary disturbance to the yard if approval is not viable.

Please let us know if you have any additional questions,



Douglas E Larson of Larson Architecture Works, PLLC