



Town of Washington

TOWN OF WASHINGTON
PLANNING BOARD
10 Reservoir Drive • P.O Box 667
Millbrook,
NY 12545 (845) 677-3419 EXT 112
planningboard@washingtonny.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@washingtonny.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): Ray Gonsalves

Business Name: Rays Custom Training

Address: Home - 10 Russo Dr. Hopewell Jct. N.Y. 12533
Business - 3700 Rt 44 Millbrook N.Y. 12545

Telephone: 845-235-4897 Email Address: rayscustomtraining@yahoo.com

Address: _____

Name of Record Owner(s) of Property: Audia Realty L.L.C
 ss: 3707 Rt 44 Millbrook NY 12545

Telephone: 845-206-8096 Email Address: _____

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-IO Rural Residential	RL-5 Low Density Residential	RH-1 High Density Residential	HM Hamlet Mixed-Use
RS-IO Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

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

Applicant Name:

Dutchess County Tax Map Number (1234-00-123456-0000)	6865-03-393316 — 0004
Name of Property Owner	Real!
Property Street Address	j 707 Route
Number of Acres	
Zoning District from Zoning Map	Mixed
Describe the Current Use of the Property	Garage - Auto / Apartments
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> ✓ </u> 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?	<u> </u> YES <u> </u> 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?	<u> </u> YES <u> </u> 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

1. The following must be answered for ALL APPLICATIONS:

Applicant Name: Ray Gonsalves

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 checked="" 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.

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.

S Consent to Inspection - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org))

E ction 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_ei_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/documentcenter/planning-board-minutes/planning-board-forms-general-information/1688agricultural-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?

Applicant Name: on

Wetland Permit Application (found at <https://www.washingtonnv.org/documentcenter/planning-board-minutes/planning-board-forms-general-information/planningboard-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.

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

- within 50 feet of the boundary of a wetland that is at least 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:

One coe training and Pilates, qnJ

Pec sønq _____

/

E. Are there agricultural and/or forestry exemptions affecting the property? Yes No v/ If yes, please list in detail:

F. Total acreage involved in the application. 1.0

G. Total contiguous acreage controlled by the applicant/owner. N/A

(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:

Applicant Name: C llve

Dutchess County Tax Map Number (1234-00-123456-0000)	<u>1A</u>
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	

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 2

I. Types of existing structures (list):
Main Building 4018 Sq.Ft (2 stories)
Storage Shed 240 Sq.Ft

J. Total square footage of all new construction. 0

K. Estimated value of new construction or addition. *.41 known

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

New construction:	Expansion:
Residential _____	Residential <u>Commercial</u>
	Commercial _____
Institutional _____	Institutional _____
Home occupation _____	Change in use _____
	Other: <u>converting garage training</u>

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

Applicant Name:

Professional Engineer Name: <u>N/A</u> Address: _____ _____ Email Address: _____ Telephone Number: _____	Licensed Land Surveyer Name: <u>N/A</u> Address: _____ _____ Email Address: _____ Telephone Number: _____
Attorney Name: <u>Alan Roppke</u> Address: <u>P.O. Box 679</u> <u>Millbrook NY 12545</u> Email Address: <u>ar@carlaw.com</u> Telephone Number: <u>845 454-1110</u>	Other Type of Professional: <u>N/A</u> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____

Applicant
Name:

60 S V a S

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 -----u----- If yes, please identify the organization and whether an application has been made to them.

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

A. **LOTS**

Number of lots proposed: _____
SI of the smallest lot proposed: _____ Size
o he largest lot proposed: _____

B. **DRIVEWAYS**

Number of priva driveways proposed: _____

Number of common iveways proposed: _____

Maximum number of 10 erved by a common driveway: _____

C. Preliminary Plat includes acres d tentatively includesfuture _____ lots. The amount of area shown on this Preliminary t proposed to be dedicated for future public use (exclusive of roads) is (define ur measure in acres or square feet).

D. Does subdivider intend to request any waivers or varia es from the Subdivision Regulations upon submission of Final Plat for approval? No

E. Does subdivider intend to submit a single subdivision plat for fili with the County Clerk for all property in the Preliminary Plat? Yes
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:

54 Ire

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		
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		
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.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part I — 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 I 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 <i>Consalva</i>			
Name of Action or Project: <i>Plan / Special permit</i>			
Project Location (describe, and attach a location map): <i>3707 qq Milkbridge 12545</i>			
Brief Description of Proposed Action: <i>Carets in garage personal training</i>			
Name of Applicant or Sponsor: <i>Consalva</i> (e..e..q)		Telephone:	
		E-Mail:	
Address: <i>Russo Drive</i>			
City/PO: <i>Hopewell Junction</i>		State:	Zip Code: / <i>2/53</i>
			NO
			YES

<p>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.</p>					
<p>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:</p> <p style="font-family: cursive; font-size: 1.2em;">Planning Bd. - site plan / special use permit</p>	<table border="1" style="margin: auto;"> <tr> <td style="width: 50px;">NO</td> <td style="width: 50px;">YES</td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> </table>	NO	YES		
NO	YES				
<p>3. a. Total acreage of the site of the proposed action? acres <u>1.0</u> b. Total acreage to be physically disturbed? acres <u>0</u> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>1.0</u> acres</p>					
<p>4. Check all land uses that occur on, are adjoining or near the proposed action:</p> <p style="margin-left: 20px;"> Urban Rural (non-agriculture) Industrial Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> C] Forest Agriculture Aquatic Other(Specify): Parkland </p>					

SEAF 2019

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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	YES	
	<input checked="" 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	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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

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>Ray Gonzalez</u>	Date: <u>1/28/2024</u>	
Signature: <u>Ray Gonzalez</u>	Title: _____	

Applicant Name:

PRINT FORM

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. \$ 2,700.00

Dated: 1/29/2024

Ray Gonzalez

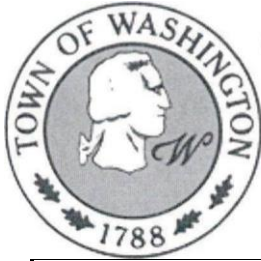
Signature of Applicant

Owner (if different)

Robert J. Leticia

Signature of

Applicant Name: _____



Town of Washington

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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State _____ of

County of Dutchess } ss:

Fay Consolet / Robert Andrie

being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for special permit /
Site plan approval 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

That he/she resides at Hopewell Junction, N.Y.
Dutchess and the State of New York.

best of

That he/she is the owner/vender of the within property as described in the his/her knowledge and belief.

2. That he/she resides at _____ in the County of _____

3. _____
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

Applicant Name: Ray Gonzalez

and that it is true and correct.

Ray Gonzalez
Agent/Owner

Allan B. Rappleyea
Agent/Owner

[Signature] /29/2024

ALLAN B. RAPPLEYEA
NOTARY PUBLIC, state of New York
Notary Public Reg. No.

5008140

Qualified in Dutchess County 07
Commission Expires Feb. 16, 20



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 New York }
County of Dutchess } ss:

Ray Gonzalez being duly sworn, deposes and says:

1. Pursuant to 5803 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.)

None

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.)

None

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.

Ray Gonzalez
Agent/Owner

Agent/Owner

[Signature] 4/29/20
Notary Public

ALLAN B. RAPPLEYEA

2424/ NOTARY PUBLIC, State of

New York

Reg. No. 5008140

Commission Qualified in Expires Dutchess Feb. County 16, 20 L1

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:

Robert Audia being duly sworn, deposes and says:

I am: (check one)

- 1. the sole owner in fee (One individual on the tax roll)
- 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) member/owner(s) of Limited Liability Corporation (LLC).

Applicant Name:

(If you checked #3, #4 or #5, you must attach proof of



Town of Washington

TOWN OF WASHINGTON PLANNING BOARD
PlanningBoard@Washingtonny.org
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545

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 1 Hillside Avenue

City Millbrook State N.Y. Zip 12545

I have authorized (name) Roy Casanova / Allan Rappleyea of (Company)

to make the foregoing application to the

Town of Washington for approval as described herein for the property located at 3207 Rt 44
Millbrook, N.Y. Property ID # _____

6845-03-393386

[Signature]

Signature

Allan Rappleyea LLC

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 22 day of July, 2021.
Notary Public [Signature]

Notary Stamp: commission expires:

Proof of Authority is at _____ Proof of Authority is _____

attached. Type of Authority:

ALLAN B. RAPPLEYEA
NOTARY PUBLIC, State of New York
Reg. No. 5008140
Commission Expires Qualified in Dutchess County VI

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

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.

Robert J. Corder
Owner

1/24/2024
Date

Roy Gonzalez
Applicant

1/24/2024
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

097400

097400

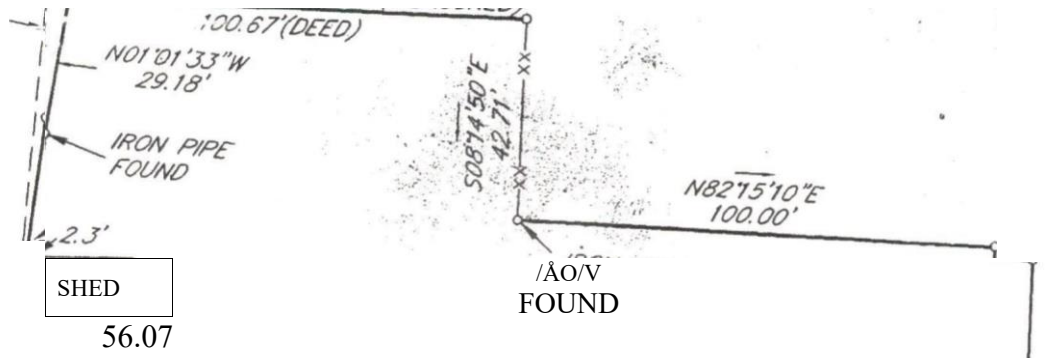
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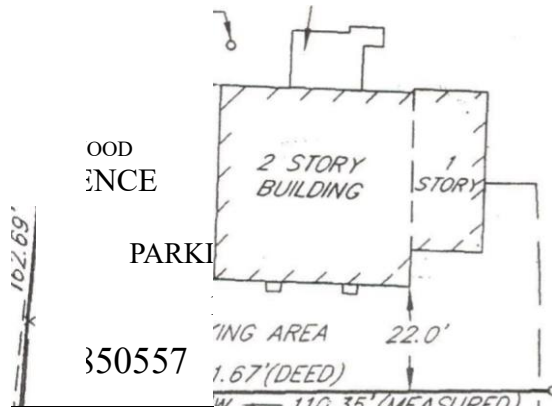
248 West

04 ACRES

SUSAN H. THORN
WILLIAM D. THORN
LIBER 1836 PAGE 171

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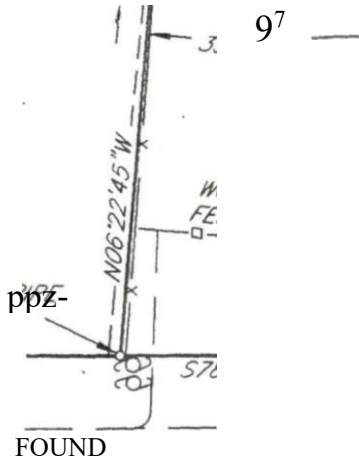


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S08°13'00"E
193.54'



110357UEASURE5 ⁷r ASSUMED ROAD
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NEW YORK sum ROUTT 44

2545

HARRY U BLY LAND
 SURVEYOR
 PO Box 758
 FRANKZW A TNUE
 U/ZZBROOK, ne-w YORK

RECORD & RETURN To:

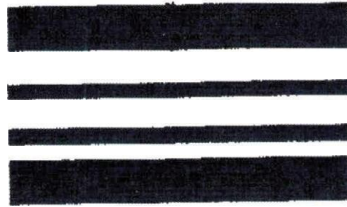
RECORDED: 07/09/2003

CORBALLY GARTLAND & RAPPLEYEA 35
ST
POUGHKEEPSIE NY 12601

AT: 10:37:16

DOCUMENT 02 2003 5610

RECEIVED FROM: CORBALLY



DtnCHESS cotmy CLERK RECORDING PAGE

CARTLAND & RAPPLEYEA

GRANTOR: AIDIA ROSEMARY

E: AUDIA REALTY LLC

RECORDED IN: DEED TAX
TYPE: DISTRICT: WASHINGTON INSTRu4ENT

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 100.00 OF PAGES: 6

TRANSFER NÜEER:

PAGE

THIS IS NOT A BILL

E & A FORM:

TP-584 :

COUNTY CLERK BY: MOK /

RECEIPT NO: R48839

BATCH RECORD: C00214



RICHARD M. ANDERSON
County Clerk



AND SALE DEED CC&ENANTS AGAINST GRANTORS Acts

*bf
4/4
5/04*

DEED

INDENTURE, made the day of 2003, BETWEEN

ROSEMARY AUDIA, residing at 520 East 76th Street, Apt. #4G, New York, New York 10021, ROBERT AUDIA, residing at One Hillside Avenue, Millbrook, New York 12545, and PETER AUDIA, residing at 16 Lakeview Drive, Millbrook, New York 12545, as party of the first part, and

AUDIA REALTY, LLC, having an office at 3707 Route 44, Millbrook, New York 12545, as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second

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part, the receipt and adequacy of which is hereby acknowledged, does hereby grant and release unto the party of the second part, the 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 improvments thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, and State of New York, mote particularly bounded and described as is set forth on Schedule annexed hereto.

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.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, o except as aforesaid.

~~AND the party of the first, in compliance with section 13 of 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 cost 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. The word "party" shall be construed as if it reads "parties" whenever the sense of the indenture so requires.~~

AND the party of the first, in compliance with Section 13 of 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 cost 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

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IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written **t above written.**
en.

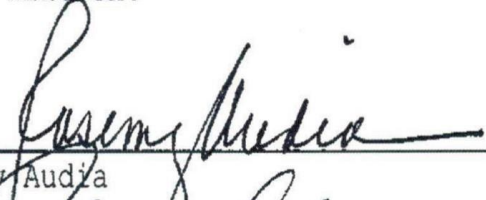
IN THE PRESENCE OF:

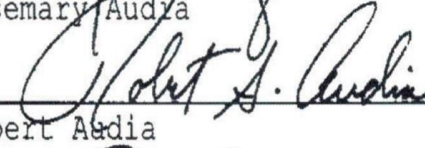


JUDY ENG JUDY ENG
Notary Public, State of New York
No. 01 EN6049502

Qualified in Queens County

Commission Expires 16, 2006



Rosemary Audia

Robert Audia

Peter P. Audia

Peter Audia

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SCHEDULE A

ALL that certain piece or parcel of land situate at Mabbettsvillet in the Town of Washington, Dutchess County, New York, bounded and described/ as follows:

BEGINNING at the southeast corner of C. H. Losee's lot, being the southwest corner of this lot at a fence post in the north line of the Dutchess Turnpike; thence north 10 ° west 247 feet 8 inches; thence north 77 ° 15' east 100 feet 8 inches to the northeast corner of said lot; thence south 12 ° 45' east 240 feet 6 inches to the north line of the Dutchess Turnpike at a point bearing south 40 ° 45' west 4 feet from a maple tree, standing on land now or formerly belonging to Franklin Sutton; thence in the north line of said Turnpike south 73 ° 45' west 111 feet 8 inches to the place of beginning. Containing about 2 roods and 13 perches of land.

That the party of the second part or his heirs or assigns, shall not engage in the sale of or traffic in intoxicating liquors in or on said last described premises or any building or buildings situate thereon, nor shall he or his heirs or assigns suffer or allow any such traffic to be carried on as aforesaid.

ALSO ALL that lot or parcel of land situate, lying and being in the Town of Washington, Dutchess County, New York, and bounded and described as follows:

BEGINNING at the southwest corner, a point rmarked by a fence post set in the northerly line of the New York State Highway Route 44, said point also marking the southeast corner of other lands of Samuel F. Audiar said point also marking the southwest corner of Parcel No. 2 as described in said conveyance by Carl Sorensen to Albert J. Rotunno by deed recorded in the Dutchess County Clerk's office in Liber 923 of Deeds at Page 286, and continuing from said point of beginning thence North 8 ° 14' 50" West 199.08 feet along the easterly line of other lands of Samuel F. Audia to a steel pin marking the northwest corner of the herein described parcel, thence North 82 ° 15' 10" East 100.00 feet along the southerly line of lands now or formerly of Carl Liljedahl to a steel o pin marking the northeast corner of the herein described parcel, thence South 8 ° 13' 00" East 193.54 feet along the westerly line of other lands of Carl Liljedahl to a steel pin set in the northerly line of said State Highway marking the southeast corner of the herein described parcel, thence South 79 ° 05 ' 00" West 100.00 feet along said road line to the point or place of beginning.

SUBJECT to restrictions, covenants and conditions of record, if any.

○ (0 SUBJECT to rights of way of public utilities of record, if any.

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BEING the same premises as conveyed by SAMUEL F. AUDIA and MARY I. AUDIA, his wife, to ROSEMARY AUDIA, ROBERT AUDIA and PETER AUDIA by deed dated December 26th 1974, and recorded in the Dutchess County Clerk' s Office on December 31, 1974, in Liber 1399 of Deeds at page 97.

The premises are not in an agricultural district and are entirely owned by the transferors.

ACKNOWLEDQCNTS

STATE NEW YORK

) SS. :

COUNTY OF NEW YORK

On the a day of 2003, before me, the undersigned, a notary public in and f said state, personally appeared ROSEMARY AUDIA personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.

No ry bli | Y ENG
Notary Public, State of New York
No. 01 EN6049502

STATE OF NEW YORK

) SS. :

Qualified in
Queens County 2006
Commission Expires
Oner 16,

COUNTY OF DUTCHESS

On the day Of 2003, before me, the undersigned, a notary public in and for said state, personally appeared ROBERT AUDIA personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the



individual acted, executed the instrument.

Notary Public

STATE OF NEW YORK

) SS. :

ALLAN B. RAPPLEYEA
Notary Public, State of New York
Reg. No. 5008140
Qualified in Dutchess County
Commission Expires Feb. 16, 26

COUNTY OF DUTCHESS

On the day of , 2003, before me, the undersigned, a notary public in and for said state, personally appeared PETER AUDIA personally known to me or proved to me on the basis of satisfactory evidence to be o the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted xecuted the instrument.

Notary Public

Record and Return to:

ALLAN B. RAPPL%A
Nüy Public, State of New Yort
Reg. No. 5008140

Allan B. Rappleyea, Esq.
Corballyr Gartland and Rappleyea,
35 Market Street
Poughkeepsie, New York 12601

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Que)Efied tn Dutchess Counj ⁰⁶ Commi88ion
Expires Feb. 16. ~~----~~

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RAYMOND P. GONSALVES

1950

P.O. BOX 20250-7595/2219

HOPEWELL JCT, NY 12533

DATE

ARM9R

FOR

Ray Gonsalves MP

⑆ 221975956⑆ ⑆ 10150000202246⑆ 1950

PAY TO THE ORDER OF

Town of Washington

Twenty Seven Hundred ⁰⁰/₁₀₀

DOLLARS

on
Deposit

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1 Commerce Street

TEGe Poughkeepsie, NY 12603

Federal Credit Union 845.452.7323 • tegfcu.com