

Town of Washington Planning Board Resolution  
Negative Declaration  
Notice of Determination of No Significance

---

In the Matter of Bancroft Farm Subdivision (Romeo) for Amended Approval

Town of Washington Planning Board (herein, the “Planning Board”) member

\_\_\_\_\_ offered the following Resolution, which was seconded by member  
\_\_\_\_\_ as follows:

**WHEREAS**, the Planning Board granted final subdivision approval to Ron R. Romeo by Resolution dated June 1, 2010 for a four lot subdivision for property located on Verbank Road known as the Bancroft Farm Subdivision; and

**WHEREAS**, the Planning Board then granted an Amendment to said approval by Preliminary and Final Resolutions dated March 1, 2011 which authorized the then owner to re-configure the common driveway at the intersection of Verbank Road and which required the then owner to amend a Private Road Easement and Maintenance Agreement which had been recorded with the Dutchess County Clerk in relation thereto; and

**WHEREAS**, the ownership of the four lots created by the subdivision is now as follows:

Lot 1, known as 407 Verbank Road, Parcel Grid ID # 135889-6664-00-388055-0000, consisting of 11.57 acres of land, owned by Daniel Brenhouse and Anais Hausvater;

Lot 2, known as Verbank Road, Parcel Grid ID # 135889-6664-00-346113-0000, consisting of 33.08 acres of land, owned by R D Farmland, LLC;

Lot 3, known as Verbank Road, Parcel Grid ID # 135889-6664-00-224132-0000, consisting of 46.70 acres of land, owned by Ronde Farms LLC; and

Lot 4, known as Verbank Road, Parcel Grid ID # 135889-6664-00-187030-0000, consisting of 46.54 acres of land, owned by RDR Mainland North LLC (herein collectively, the “Owners”); and

**WHEREAS**, the Owners have filed an Application and an Amended Application with a Short Environmental Assessment Form, Part 1, completed seeking a further amendment for the subdivision to re-locate the common driveway on Lot 1 and have it serve only Lot 2, Lot 3 and Lot 4: and

**WHEREAS**, the Planning Board previously classified the action as an Unlisted Action pursuant to the State and Environmental Quality Review Act; and

**WHEREAS**, the Planning Board, as lead agency for the environmental review of the Action, has reviewed the Action and all relevant supporting information and documentation, has identified the relevant areas of environmental concern, has compared the reasonably expected results of the Action with the criteria set forth in 6 NYCRR § 617.7 and has determined that there will be no potential significant environmental impacts associated with the Action;

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Board makes the following findings based upon the conclusions identified above:

1. The Action will not result in a substantial adverse change in existing air quality, ground or surface water quality, traffic or noise levels, a substantial increase in solid waste production; or a substantial increase in potential for erosion, flooding, leaching or drainage problems. The application is simply seeks a further amendment to a subdivision approval to relocate the common driveway on Lot 1 and have it serve only Lot 2, Lot 3 and Lot 4

2. The Action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movements of any resident or migratory fish or wildlife species; impacts on a significant habitat area; substantial impacts on a threatened or endangered species of animal or plant or the habitat of such a species or other significant adverse impacts to natural resources, except as herein described. The application and supporting materials detail the area of disturbance, show soil erosion and sediment control measures and confirm that all site disturbance is outside of the delineated wetlands buffer.

3. The Action does not involve the impairment of any designated critical environmental area.

4. The Action will not create a material conflict with the community's current plans or goals as officially approved or adopted.

5. The Action will not result in the impairment of the character or quality of important historical, archeological, architectural or aesthetic resources of the existing community or neighborhood character.

6. The Action will not result in a major change in the use of either the quantity or type of energy.

7. The Action will not create a hazard to human health.

8. The Action will not cause a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources or in its capacity to support existing uses.

9. The Action will not encourage or attract a large number of people to a place or places from more than a few days, compared to the number of people who would come to such place absent the Action.

10. The Action will not result in the creation of a material demand for other actions that would result in one of the above consequences.

11. The Action does not involve changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment.

12. The action does not involve two or more actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c).

**BE IT FURTHER RESOLVED**, that the Planning Board has examined the reasonably related long-term, short-term, direct, indirect and cumulative impacts, including other possible simultaneous actions and subsequent actions which may be reasonably anticipated to result from the Action, and has determined that the Action will not have any significant adverse impact on the environment and that therefore a Draft Environmental Impact Statement need not be prepared; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby issues this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and its implementing Regulations; and

**BE IT FURTHER RESOLVED**, that the Planning Board hereby authorizes the filing this Negative Declaration and notice thereof pursuant to the requirements of SEQRA and 6 NYCRR § 617.12 of its implementing Regulations.

(Balance of page left blank.)

The foregoing Resolution was duly put to a vote which resulted as follows:

	YEA	NAY
Chairman Schwartz	_____	_____
Member Cornell	_____	_____
Member Spence	_____	_____
Member Jorgensen	_____	_____
Member Drury	_____	_____
Member Kulpa	_____	_____
Member Meaney	_____	_____

Dated: Millbrook, New York  
August 3, 2021

---

Debbie Wright, Planning Secretary  
Town of Washington Planning Board