



Town of  
Washington

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

Business Name: Design for Change

Address: P O Box 1056  
Millbrook, NY 12545

Telephone: 845-656-1610 Email Address: 4changedesign@gmail.com

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Name of Record Owner(s) of Property: Thomas and Elizabeth Mulvey

Address: 247 N. Mabbettsville Rd Millbrook NY 12545

Telephone: 847-334-2608 Email Address: liz.sanden@gmail.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	HM Hamlet Mixed-Use
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	



Applicant Name: Wendy Lewis

**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)	1358896865003579760000
Name of Property Owner	Thomas and Elizabeth Mulvey
Property Street Address	247 N. Mabbettsville Rd Millbrook NY 12545
Number of Acres	.99
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property	Single family rural residential
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u>                    </u> YES <u>                    </u> <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?	<u>                    </u> YES <u>                    </u> <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	Single family residential
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?	<u>                    </u> YES <u>                    </u> 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?	<u>                    </u> YES <u>                    </u> NO





Applicant Name: Wendy Lewis

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:

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

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

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F. Total acreage involved in the application. .99

G. Total contiguous acreage controlled by the applicant/owner. .99

(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)	358896865003579760000
Name of Property Owner	Thomas and Elizabeth Mulvey
Property Street Address	247 N. Mabbettsville Rd
Number of Acres	.99

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



Applicant Name: Wendy Lewis

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

I. Types of existing structures (list):  
A single family rural residential home.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. Total square footage of all new construction. 336 sq. feet

K. Estimated value of new construction or addition. \$50,000

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

<b>New construction:</b>		<b>Expansion:</b>	
Residential	_____	Residential	<u>  x  </u>
Commercial	_____	Commercial	_____
Institutional	_____	Institutional	_____
Home occupation	_____	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: <u>Bly &amp; Houston LLP Land Surveyor</u> Address: <u>9 Elm Drive</u> <u>Millbrook, NY 12545</u> Email Address: _____ Telephone Number: _____
<b>Attorney</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Other Type of Professional:</b> <u>Builder</u> Name: <u>David Lewis</u> Address: <u>177 North Smith Road</u> <u>Lagrangeville NY 12540</u> Email Address: <u>David Lewis755@gmail.com</u> Telephone Number: <u>845-656-2549</u>

Wendy Lewis

Applicant Name: \_\_\_\_\_

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: Wendy Lewis

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
<b>ESCROW FEE (DUE FOR ALL APPLICATIONS)</b>			
Initial Escrow Deposit:	\$1,500.00		
<b>Plus the below amount:</b>			
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		
<b>LOT LINE CHANGE APPLICATION FEE</b>			
Up to 5.99 acres	\$600.00		
6.0 - 15.99 acres	\$900.00		
16.00 acres or greater	\$1,200.00		
<b>SITE PLAN APPLICATION FEE</b>			
	\$600.00		
<b>SPECIAL USE PERMIT FEE</b>			
	\$600.00		
<b>WETLANDS PERMIT FEE</b>			
	\$600.00		
<b>SUBDIVISION:</b>			
<b>Preliminary Approval - Minor: Up to 4 Lots</b>			
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		
<b>Preliminary Approval - Major: 5 or more lots</b>			
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.

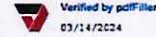
Applicant Name: Wendy Lewis

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. \$ \_\_\_\_\_

Dated: March 16, 2024

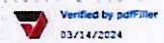
*Thomas Mulvey*



Wendy Lewis *Wendy Lewis*  
Signature of Applicant



*Elizabeth Shurey*  
Signature of Owner (if different)













**TOWN OF WASHINGTON PLANNING BOARD**  
 PlanningBoard@Washingtonny.org  
 10 Reservoir Dr, PO Box 667  
 Millbrook, NY 12545  
 845-677-3419

**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 \_\_\_\_\_) ss:

\_\_\_\_\_, 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)
  - \_\_\_\_ 5. member/owner(s) of Limited Liability Corporation (LLC).

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

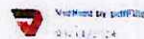
I reside at \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

I have authorized (name) \_\_\_\_\_ of (Company) \_\_\_\_\_ to make the foregoing application to the Town of Washington for approval as described herein for the property located at \_\_\_\_\_

Property ID # \_\_\_\_\_

*Elizabeth Smuray*  
 Signature



*Thomas Mulvey*



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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public \_\_\_\_\_ Notary Stamp: commission expires: \_\_\_\_\_

\_\_\_\_\_ Proof of Authority is attached. Type of Authority: \_\_\_\_\_

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

Elizabeth Smurey Verified by pdfFiller 03/14/2024 Thomas Mulvey Verified by pdfFiller 03/14/2024

Owner

\_\_\_\_\_

Date

Wendy Lewis

Applicant

March 13, 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

\_\_\_\_\_

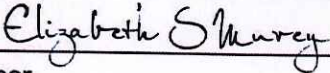

Date

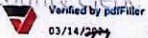
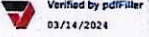


3. For **Subdivision and Lot Line Revision**, place the following owner endorsement signature block on the plan:

**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:

**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



Layers

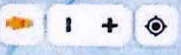
Google

Map data ©2024

United States

Terms Privacy

Send Product Feedback 2000 ft







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:

Thomas Mulvey and Elizabeth Mulvey  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
247 N. Mabbettsville Rd Millbrook, NY 12545

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

135889 - 6865 00357976 - 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: David Lewis  
Phone Number to schedule inspection: 845-656-2549

[Signature]  
Signature  
Thomas Mulvey  
Print Name

[Signature]  
Signature  
Elizabeth Mulvey  
Print Name

Dated: March 18, 2024

Dated: 3/18/24



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

AGRICULTURAL DATA STATEMENT

Pursuant to New York State Town Law 283-a and NYS Agriculture and Markets Law 305-b, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): Wendy Lewis
Address: P.O. Box 1056 Millbrook, NY 12545
Telephone: 845-656-1610 Email Address: 4changedesign@gmail.com

Description of Project: Construct a roof to match existing roof of house over the garage. Move existing bedroom and bathroom upstairs over the garage.

Tax Map Numbers of all Parcels: 135889-6865-00357976-0000
Address of Project: 247 N. Mabbettsville Rd Millbrook NY 12545

APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit [x] Preliminary Subdivision Plan
Sketch Plan
Site Plan [x] Final Subdivision Plan

Is the project site located within an Agricultural District? Yes [x] No
If yes, Agricultural District Number? 21

Is any portion of the project site currently actively farmed? Yes No [x]
Name of person farming the site:
Does this person RENT or [x] OWN the land?

List all farm operations within 500 feet of any boundary of the project site:

Table with 2 columns: Farm Name, Address, and Is parcel actively farmed? (No).



Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____
Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____

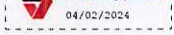
Attach additional sheets if necessary.

Attach a copy of the tax map or other map showing the site of the proposed project relative to the location of farm operations identified above by marking an X on each farm parcel.

Dated: March 13, 2024

Wendy Lewis  
Signature of Applicant

*Thomas Mulvey* 

*Elizabeth Smulvey*   
Signature of Owner (if different)

**NOTES:**

1. THIS SURVEY IS MADE FROM THE CORNER OF THE TRACT OF LAND BEING A LOTS 20 AND 21 OF THE NEW YORK STATE TOWN OF ...

2. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

3. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

4. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

5. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

6. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

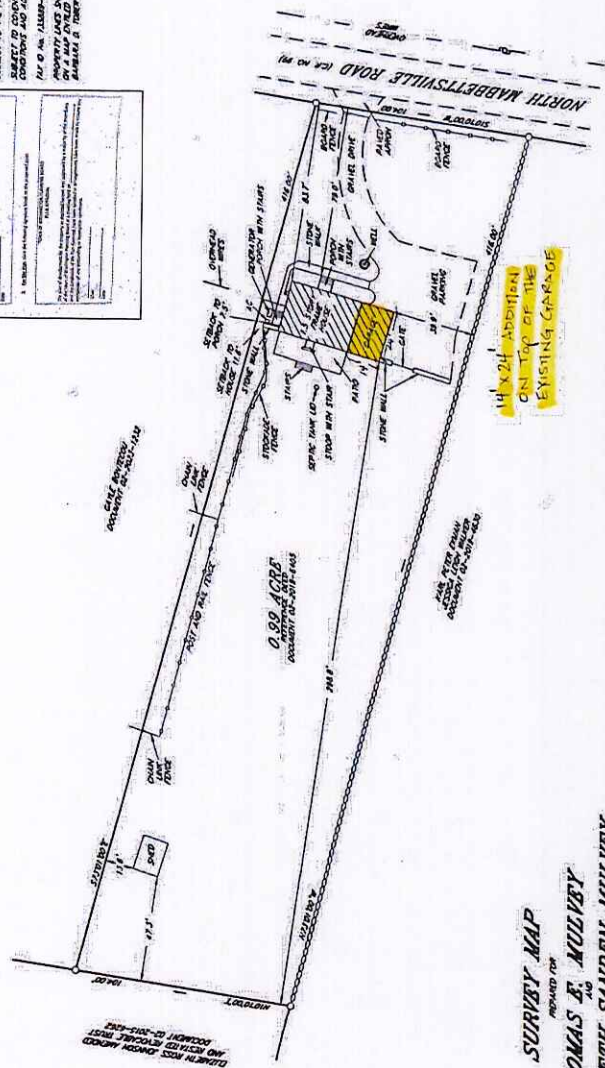
7. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

8. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

9. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

10. THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND INTERESTS OF RECORD.

NO.	DESCRIPTION	DATE
1	...	...
2	...	...
3	...	...
4	...	...
5	...	...
6	...	...
7	...	...
8	...	...
9	...	...
10	...	...



**SURVEY MAP**  
 PREPARED FOR  
**THOMAS F. MULVEY**  
 AND  
**ELIZABETH SANDEN MULVEY**  
 TOWN OF ...  
 SCALE: 1" = 50'



B. P. AND ASSOCIATES INC.  
 LAND SURVEYORS  
 250 WEST ...  
 ...  
 PHONE ...





Town of Washington

TOWN OF WASHINGTON PLANNING BOARD
PlanningBoard@Washingtonny.org
10 Reservoir Dr, PO Box 607
Millbrook, NY 12545
845-677-3419

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

Thomas Mulvey, 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)
5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, you must attach proof of 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 247 N. HABBETTSVILLE RD
City MILLBROOK State NY Zip 12545

I have authorized (name) Wendy Lewis

(Company) DESIGN FOR CHANGE
to make the foregoing application to the Town of Washington for approval as described herein for the property located at 247 N. HABBETTSVILLE RD
property ID #135099-125 2036776-0000.

Signature: [Handwritten Signature] 12-21-23
OWNER

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Notary to perform on this
28 day of December, 2023
Notary Public: DONNA JIMENEZ
My commission expires: 03/15/27

Notary Stamp



Proof of Authority is attached.
Corporate Resolution, LLC Formation, Surrogate Letter, Executor of a Will,
Certified Letter of Testamentary, Letter of Administration, Letter of Probate,
Power of Attorney





Town of Washington

TOWN OF WASHINGTON PLANNING BOARD  
PlanningBoard@Washingtonny.org  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

**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:

Elizabeth Molvey 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)
  - 5. member/owner(s) of Limited Liability Corporation (LLC).

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

reside at 247 N. Mabbettsville Rd  
City Millbrook State NY Zip 12545

I have authorized (name) Wendy Lewis

(Company) Design For Change  
to make the foregoing application to the Town of Washington for approval as described herein for the property located at 247 N. Mabbettsville Rd  
property ID # 135889-6865-00357976-0000.

[Signature] Jan 16, 2024  
Signature

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

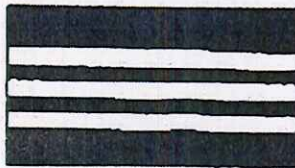
Sworn to before me on:  
16<sup>th</sup> day of January, 2024  
Notary Public [Signature]  
My commission expires: 8.13.26

Notary Stamp:



Proof of Authority is attached.  
 Corporate Resolution,  LLC Formation,  Surrogate Letter,  Executor of a Will.  
 Certified Letter of Testamentary,  Letter of Administration,  Letter of Probate.  
 Power of Attorney.





**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 10/1/2019

Time Recorded: 3:21 PM

MACKEY BUTTS & WISE LLP  
3208 FRANKLIN AVE  
MILLBROOK, NY 12545

Document #: 02 2019 6405

Received From: REGENCY ABSTRACT

Grantor: MARY ANN FREE TRUST

Grantee: MULVEY THOMAS E

Recorded In: Deed

Tax District: Washington

Instrument Type:

**Examined and Charged As Follows :**

Recording Charge: \$190.00

Transfer Tax Amount: \$1,480.00

Includes Mansion Tax: \$0.00

Transfer Tax Number: 1371

Number of Pages: 4

\*\*\* Do Not Detach This Page

\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y

TP-584: Y

County Clerk By: cca

Receipt #: 28849

Balch Record: 213

Bradford Kendall



6

MULVEY  
130  
1410  
1,070

## BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS (INDIVIDUAL OR CORPORATION)

CAUTION: THIS AGREEMENT SHOULD BE PREPARED BY AN ATTORNEY AND REVIEWED BY ATTORNEYS FOR  
SELLER AND PURCHASER BEFORE SIGNING.

**THIS INDENTURE**, made the 23<sup>rd</sup> day of September, 2019, between

**MARY ANN FREE** as Trustee of the **MARY ANN FREE TRUST, DATED NOVEMBER 2, 2012** having an address at 11902 Tilden Place, Wellington, Florida, 33414 party of the first part, ✓  
and

*Sander*

**THOMAS E. MULVEY AND ELIZABETH S. MULVEY**, Husband and Wife, residing at 247 ✓  
N. Mabbetsville Road, Millbrook, New York 12545 party of the second part;

**WITNESSETH**, that the party of the first part, in consideration of Ten Dollars and No Cents (\$10.00), lawful money of the United States, paid by the party of the second part, 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 improvements thereon ✓  
erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New  
York, more particularly described in Schedule A attached hereto;

**BEING** and intended to be the same premises conveyed by deed from Mary Ann Free dated  
November 21, 2012 and recorded December 18, 2012 in the Dutchess County Clerk's office in  
Document Number 02-2012-5934..

**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,

**SUBJECT** to covenants, restrictions and easements of record.

**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, except  
as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants  
that the party of the first part will receive the consideration for this conveyance and will hold the



**SCHEDULE "A"**

**Title #: 19RG-X2710**

**ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Washington, County of Dutchess, and State of New York bounded and described as follows:**

**BEGINNING** at a point marked by a steel pin set at the westerly side of North Mabbettsville Road, also known as County Road #99, said point being the southeasterly corner of the herein described parcel and a point in the northerly boundary of lands of Edward N. Wilson described in Liber 1476 cp 133; thence along lands of Wilson following stone fence, North  $73^{\circ} 01' 00''$  West 416.00 feet to a steel pin set; thence along lands of Elizabeth R. Johnson described in Liber 1071 cp 832, on a line of no physical bounds, North  $10^{\circ} 10' 00''$  East 104.00 feet to a steel pin set; thence along lands of Richard M. Cross and Mary F. Cross described in Liber 1537 cp 559, on a line of no physical bounds, South  $73^{\circ} 01' 00''$  East 416.00 feet to a steel pin set at the westerly side of North Mabbettsville Road; thence along the same, South  $10^{\circ} 10' 00''$  West 104.00 feet to the point or place of **BEGINNING**.



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

*Mary Ann Free*

MARY ANN FREE as Trustee  
of the MARY ANN FREE TRUST, DATED NOVEMBER 2, 2012

Acknowledgment

STATE OF New York )

)

) ss.:

COUNTY OF Dutchess )

)

On the 23<sup>rd</sup> day of September in the year 2019 before me, the undersigned personally appeared MARY ANN FREE personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals or the person upon behalf of which the individuals acted, executed the instrument.

*Shawn Borrelli Pratt*

(signature and office of individual taking acknowledgment)

SHAWN BORRELLI PRATT  
NOTARY PUBLIC-STATE OF NEW YORK  
No. 02PR4894282  
Qualified in Dutchess County  
My Commission Expires April 20, 2023

**Deed**

Title No. 19RG-X2710

MARY ANN FREE TRUST, DATED  
NOVEMBER 2, 2012

TO

THOMAS E. MULVEY AND  
ELIZABETH S. MULVEY

Section 6865

Block 00

Lot 357976

Town Washington

Street Address 247 N. Mabbettsville Road

Return By Mail To:

Cara A. Whalen, Esq.  
Mackey Butts and Wise LLP  
3208 Franklin Avenue  
Millbrook, New York 12545



1:1,000



Source: DCNY  
Resolution: 6 in.

N MABBETTSVILLE RD

2020 TC





