

HARRY J. BLY LS
(1935-2008)

PO BOX 629
9 ELM DRIVE
MILLBROOK, NY 12545



BRIAN M. HOUSTON L.S.
TEL: (845) 677-5619
EMAIL: blyandhouston@aol.com

Susan Meaney, Chairperson
Town of Washington Planning Board
PO Box 667
Millbrook, NY 12545

April 22, 2024

Re: Rally Farm II, LLC and Mimas Farm LLC Lot Line Change Parcel No.507045 & 575147

Chairperson Meaney and Planning Board Members,

Please accept this application for lot line change between property of Rally Farm II, LLC, located on North Tower Hill Road and adjoining land of Mimas Farm LLC located at 301 North Tower Hill Road, in the Town of Washington.

Currently Rally Farm II consists of a 248+/- acre parcel of land is located on the west side of North Tower Hill Road and is largely a vacant piece of farmland. Adjoining this property on the north is Mimas Farm LLC that is a 15.00 acre parcel that has 2 houses, 2 barns and 3 run-in-sheds. Both properties are located in the RR-10 zoning district. Rally Farm II is proposing to convey 11.34 acres to Mimas Farm LLC which would be merged into its existing 15 acres creating a new parcel which is 26.34 acres. There is an existing farm lane that runs from North Tower Hill Road through the 11.34 acre parcel, and Rally Farm II LLC will be retaining a 30 foot wide easement over the farm lane to access their fields. There is no development planned for this land.

We look forward to discussing this at the next planning board meeting.

Sincerely

Brian Houston L.S.



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): TIMOTHY BONTECOU

Business Name: RALLY FARM II, LLC

Address: 4754 ROUTE 44, MILLBROOK NY

Telephone: 845373-7084 Email Address: tim@tamarackpreserve.net

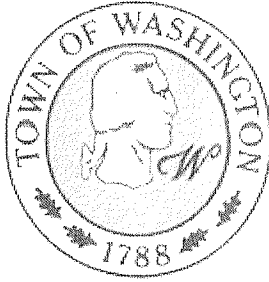
Name of Record Owner(s) of Property: SAME

Address: _____

Telephone: _____ 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-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	



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): RIMA FARAH

Business Name: MIMAS FARM LLC

Address: 50 W 47TH STREET NEW YOK, NY 10036

Telephone: 917-776-8109 Email Address: rimanyc@gmail.com

Name of Record Owner(s) of Property: _____

Address: _____

Telephone: _____ 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-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: RALLY FARM II, LLC, MIMAS FARM LLC

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)	6966-00-507045-00
Name of Property Owner	RALLY FARM II, LLC
Property Street Address	ROUTE 44 AND NORTH TOWER HILL ROAD
Number of Acres	248+/-
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property	AGRICULTURAL
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input checked="" type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	6966-00-575147-00
Name of Property Owner	MIMAS FARM LLC
Property Street Address	301 NORTH TOWER HILL ROAD
Number of Acres	15.00 ACRES
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property	RESIDENTIAL
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input checked="" type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <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	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO

I. The following must be answered for **ALL APPLICATIONS**:

A. APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit	_____	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	<u>✓</u>
Site Plan	_____	Final Subdivision Plan	_____

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) – note ALL owners must sign, including both spouses.
- ✓ Consent to Inspection - <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? 21
- _____ 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.

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:

Lot line change conveying 11.34 acres of land from Rally Farm II, LLC to adjoining owner Mimas Farm LLC. The acreage resulting from the lot line change is Rally Farm II goes from 248+/- acres to 237+/- acres and Mimas Farm goes from 15.00 acres to 26.34 acres.
There is no planned development as part of this application.

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

Yes No If yes, please list in detail:
Rally Farm II, LLC has an agricultural exemption.

F. Total acreage involved in the application. 263 ac

G. Total contiguous acreage controlled by the applicant/owner. 333 ac

(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)	6966-00-234225
Name of Property Owner	RALLY FARM II, LLC
Property Street Address	4182 ROUTE 44
Number of Acres	20 ac

Dutchess County Tax Map Number (1234-00-123456-0000)	6966-00-220073-00
Name of Property Owner	TIMOTHY AND FELICITY BONTECOU
Property Street Address	43 BONTECOU ROAD
Number of Acres	65.3 ac

Applicant Name: RALLY FARM II, LLC, MIMAS FARM LLC

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 4- RALLY FARM 7- MIMAS FARM

I. Types of existing structures (list):
RALLY - 3 BARNES 1 SHED
MIMAS - 2 HOUSES 2 BARNES 3 RUIN SHED

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:	Expansion:
Residential _____	Residential _____
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:

Professional Engineer

Name: _____
Address: _____

Email Address: _____
Telephone Number: _____

Attorney

Name: _____
Address: _____

Email Address: _____
Telephone Number: _____

Licensed Land Surveyor

Name: BRIAN HOUSTON L.S.
Address: PO BOX 629
MILLBROOK, NY 12545

Email Address: blyandhouston@aol.com
Telephone Number: 845-677-5619

Other Type of

Professional: _____
Name: _____
Address: _____

Email Address: _____
Telephone Number: _____

Applicant Name: RALLY FARM II, LLC, MIMAS FARM LLC

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: 0
Size of the smallest lot proposed: 26.34 ac
Size of the largest lot proposed: 237 ac

B. **DRIVEWAYS**

Number of private driveways proposed: 0
Number of common driveways proposed: 0
Maximum number of lots served by a common driveway: _____

C. Preliminary Plat includes 263 ac acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is n/a (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: RALLY FARM II, LLC, MIMAS FARM LLC

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		1500
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		1200
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.

Applicant Name: RALLY FARM II, LLC, MIMAS FARM LLC

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. \$ 1500

Dated: 4/22/24

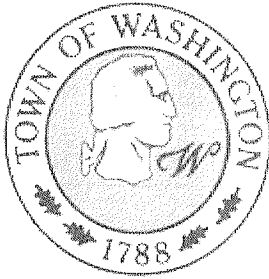
Tim Bortone

Signature of Applicant

[Signature]

Signature of Owner (if different)

Applicant Name: RALLY FARM II, LLC, MIMAS FARM LLC



Washington

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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NEW YORK }
County of DUTCHESS } ss:

BRIAN HOUSTON being duly sworn, deposes and says:

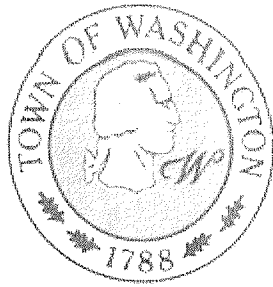
1. That he/she is the agent named in the foregoing application for LOT LINE CHANGE and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 11 ELM DRIVE in the County of DUTCHESS and the State of NEW YORK.
3. That he/she is the LAND SURVEYOR 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.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public
PAUL M. QUARTARARO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02QU4974654
Qualified in Dutchess County
My Commission Expires 11-19-2016

Applicant Name: RALLY FARM II, LLC, MIMAS FARM LLC



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:

Timothy Bontecou / Rally Farm II LLC 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.)

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.

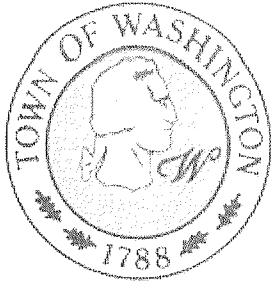
Tim Bontecou
Agent/Owner manager/member

Agent/Owner

Paul M. Quartararo
Notary Public

PAUL M. QUARTARARO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02QU4974654
Qualified in Dutchess County
My Commission Expires 11-19-2026

Applicant Name: _____



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:

FARAH RIMA LORNONNOIS FOR MIMAS FARM LLC 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.)
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

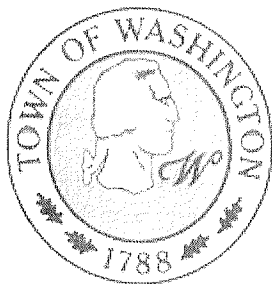
3. That he/she understands that the Town of Washington intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

[Signature]
Agent/Owner member / manager

Agent/Owner

[Signature]
Notary Public

PAUL M. QUARTARARO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02QU4974654
Qualified in Dutchess County
My Commission Expires 11-19-2024



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): Timothy Bontecou for Rally Farm ii, LLC

Address: 4146 ROUTE 44 MILLBROOK NY

Telephone: 845-373-7084

Email Address: tim@tamarackpreserve.net

Description of Project: _____

Lot line change conveying 11.34 acres from a 248 acre parcel to the adjoining property owner Mimas Farm LLC.

Tax Map Numbers of all Parcels: 6966-00-507045 and 6966-00-575147

Address of Project: Route 44 and North tower Hill Road, Millbrook, NY

APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit
Sketch Plan
Site Plan

Preliminary Subdivision Plan
Lot Line Revision
Final Subdivision Plan

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

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

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

Name: RALLY FARM II LLC
Address: ROUTE 44 418Z
MILLBROOK NY 12545

Name: TIM & FELICITY BONTESCOU
Address: 43 BONTESCOU ROAD
MILLBROOK NY 12545

Is parcel actively farmed? YES

Is parcel actively farmed? YES

Name: STALLION PARK LLC
Address: 5-33 STALLION PARK WAY
MILBROOK NY 12545

Is parcel actively farmed? YES

Name: WILLIAM & ELIZABETH HEWITT
Address: 105 BOUTECOU ROAD
MILBROOK NY 12545

Is parcel actively farmed? YES

Name: DAVID CONKLIN
Address: 644 TOWER HILL ROAD
MILBROOK NY 12545

Is parcel actively farmed? YES

Name: _____
Address: _____

Is parcel actively farmed? _____

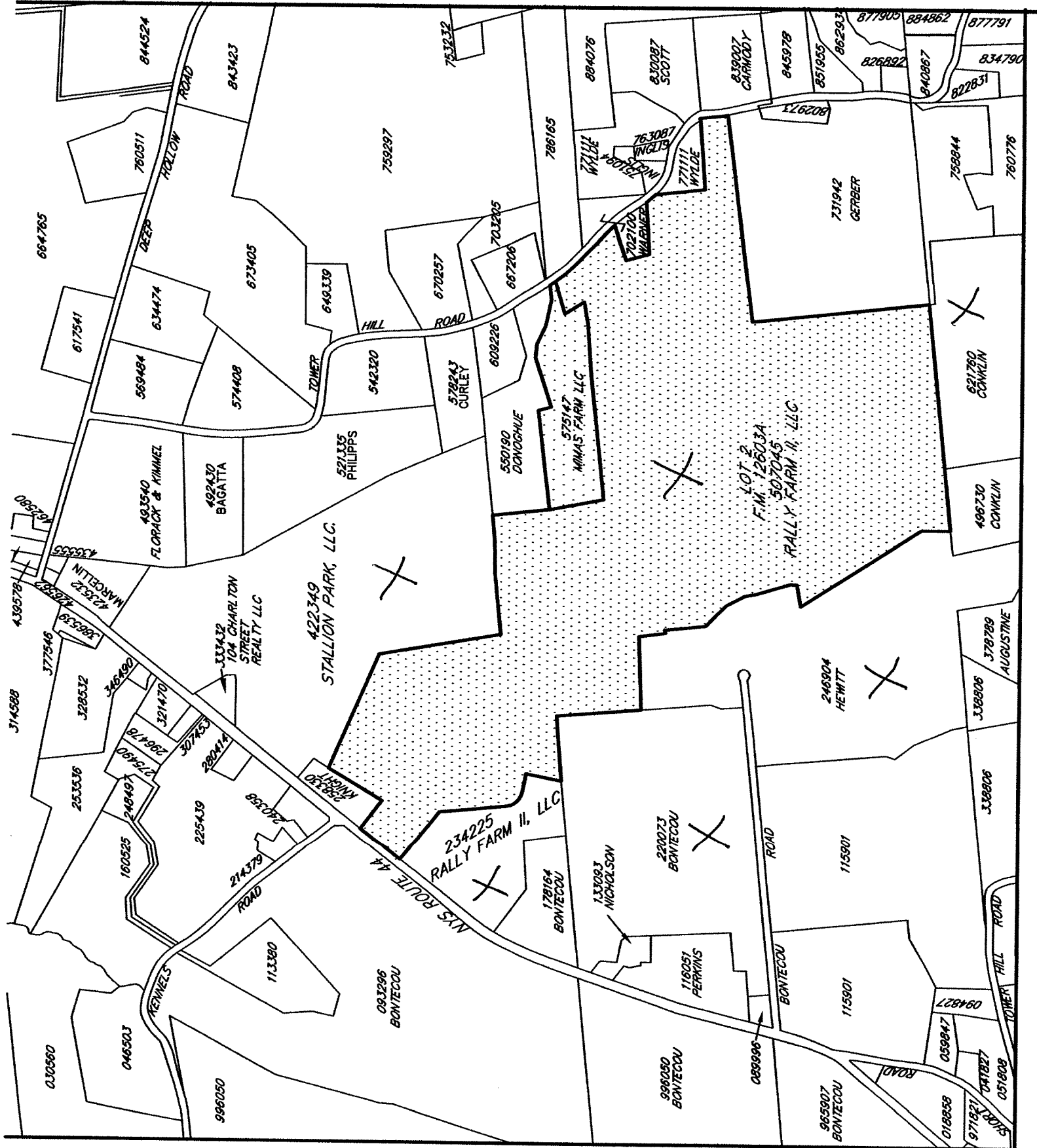
Attach additional sheets if necessary.

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: 4/22/24

Tim Bortecou
Signature of Applicant

Signature of Owner (if different)





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:

Timothy Bontecou for Rally Farm II, LLC _____ and _____
Owner Name _____ Owner Name _____

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
Route 44 and North Tower Hill Road

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

6966 - 00 - 507045 - 00

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: Timothy Bontecou

Phone Number to schedule inspection: 845-373-7084

Tim Bontecou

Signature
Timothy Bontecou

Print Name

Dated: _____

Signature

Print Name

Dated: _____



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:

Timothy Bontecou / Rally Farm II, LLC, 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 Order, Execution of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney Opinion Letter, Letter of Probate, Power of Attorney)

I reside at 4146 Route 44

City Millbrook State NY Zip 12545

I have authorized (name) Brian Houston L.S. of (Company) Bly and Houston Inc. to make the foregoing application to the Town of Washington for approval as described herein for the property located at Route 44 & North Tower Hill Road located at Route 44 & North Tower Hill Road Property ID # 6966 - 00 - 507045 - 00

Tim Bontecou
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 this 23 day of April, 2021.

Notary Public [Signature]

Notary Stamp: commission expires:

PAUL M. QUARTARARO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02QU4974654
Qualified in Dutchess County
My Commission Expires 11-19-2026

Proof of Authority is attached. Type of Authority: _____

Department of State Division of Corporations

Entity Information

--	--

ENTITY NAME: RALLY FARM II, LLC

DOS ID: 6349434

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/14/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/14/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: DUTCHESS

NEXT STATEMENT DUE DATE: 12/31/2025

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

Message 1 of 1

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: RALLY FARM II, LLC

Address: 4754 ROUTE 44, MILLBROOK, NY, UNITED STATES, 12545

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Message 2 of 2

Name:

Address:

Message 3 of 3

Address:

Message 4 of 4

Name:



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:

RIMA ~~LORDONNOIS~~ FOR MIMAS FARM LLC and _____

Owner Name Farah Owner Name _____

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
301 NORTH TOWER HILL ROAD

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

6966 - 00 - 575147 - 00

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: RIMA ~~LORDONNOIS~~ FARAH

Phone Number to schedule inspection: 917-776-8109

[Signature]
Signature

Signature

Print Name

Print Name

Dated: 4-23-2024

Dated: _____



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:

RIMA LONDONNOIS FORMIMAS FARM LLC, being duly sworn, deposes and says:
FARAH

- 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, Certificate of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney Opinion Letter, Letter of Probate, Power of Attorney)

I reside at 50 W 47TH STREET

City NEW YORK State NY Zip 10036

I have authorized (name) BRIAN HOUSTON L.S. of (Company) BLY AND HOUSTON INC. to make the foregoing application to the Town of Washington for approval as described herein for the property located at 301 NORTH TOWER HILL ROAD Property ID # 6966 - 00 - 575147 - 00.

[Signature]
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 this 23 day of April, 2024.
Notary Public [Signature]

Notary Stamp: commission expires:

PAUL M. QUARTARARO
NOTARY PUBLIC-STATE OF NEW YORK
No. 02QU4974654
Qualified in Dutchess County
My Commission Expires 11-19-2026

Proof of Authority is attached. Type of Authority: _____

**Department of State
Division of Corporations**

Entity Information

--	--

ENTITY NAME: MIMAS FARM, LLC
DOS ID: 5051532
FOREIGN LEGAL NAME:
FICTITIOUS NAME:
ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY
DURATION DATE/LATEST DATE OF DISSOLUTION:
SECTION OF LAW: 203 LLC - LIMITED LIABILITY COMPANY LAW
ENTITY STATUS: ACTIVE
DATE OF INITIAL DOS FILING: 12/12/2016
REASON FOR STATUS:
EFFECTIVE DATE INITIAL FILING: 12/12/2016
INACTIVE DATE:
FOREIGN FORMATION DATE:
STATEMENT STATUS: PAST DUE DATE
COUNTY: NEW YORK
NEXT STATEMENT DUE DATE: 12/31/2018
JURISDICTION: NEW YORK, UNITED STATES
NFP CATEGORY:

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: ROTH & CO.

Address: 1428 36TH STREET, SUITE 200, BROOKLYN, NY, UNITED STATES, 11218

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Name:

Address:

Address:

Name:

RALLY FARM II
02-2023-52938

CORRECTION DEED

THIS INDENTURE, made on the 21st day of September, 2023, between:

RALLY FARM II, LLC., a New York Limited Liability Company, having a mailing address of 4754 Route 44, Millbrook, New York 12545, party of the first part, **and**

RALLY FARM II, LLC., a New York Limited Liability Company, having a mailing address of 4754 Route 44, 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 plots, pieces or parcels of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess and State of New York, bounded and described as follows:

The following two parcels were erroneously merged into a single parcel by Deed Dated June 7, 2023 and entered into by and between the above party of the first part and party of the second part, and recorded in the Office of the Dutchess County Clerk on June 12, 2023 as Document 02 2023 51796. The parcels are to remain as separate tax parcels 135889-6966-00-507045-0000 (253.26 acres) and 13589-6966-00234225-0000 (28.89 acres)

PARCEL I - Tax Grid No: 135889-6966-00-507045-0000 (253.26 acres)

ALL that certain plot, piece or parcel of land situate, lying and being 4146 Route 44 in the Town of Washington, County of Dutchess, State of New York being known and designated as tax parcel number 135889-6966-00-507045-0000.

TITLE IN: Timothy Bontecou, specific devisee in paragraph Fourth (e) of the Last Will and Testament of Jesse M. Bontecou, deceased, dated 11/20/20 and admitted to probate in the Dutchess County Surrogate's Court on 1/28/22 (File No. 2020-891).

Last deeds of record: Doc. No. 02-2001-1667; Deed Liber 473 cp 300 and Liber 589 cp 480.

BEING the same premises conveyed to Timothy Bontecou by Executor's Deed dated February 28, 2022, and recorded in the Dutchess County Clerk's Office on June 8, 2022 as Document No.: 02-2022-52087. Also known as Lot #2, Final Plat of Estate of Bontecou dated October 28, 2017, FM 12603.

PARCEL II - Tax Grid No. 135889-6966-00-234225-0000 (29.89 acres)

ALL that certain plot, piece or parcel of land situate lying and being 4182 Route 44 in the Town of Washington, County of Dutchess and State of New York being bounded

and described as Lot 1 on map entitled "Subdivision Map Prepared for Bontecou" dated 2/1/88, last revised 3/24/88 and filed in the Dutchess County Clerk's Office on 10/11/88 as Map No. 8538.

TITLE IN: Timothy Bontecou, specific devisee in paragraph Fourth (f) of the Last Will and Testament of Jesse M. Bontecou, deceased, dated 11/20/20 and admitted to probate in the Dutchess County Surrogate's Court on 1/28/22. (File No. 2020-891)

BEING the same premises conveyed to Timothy Bontecou in an Executor's Deed dated February 28, 2022, and recorded in the Dutchess County Clerk's Office on June 8, 2022 as Document No.: 02-2022-52087.

The above-described parcels shall be considered separate tax parcels and not merged.

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 all covenants, conditions, easements, and restrictions 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 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.

MIMAS FARM
02-2021-4278

205450

CORRECTION DEED

THIS INDENTURE, made the 13th day of August, 2021, between **JEFF FEIGELSON** and **ANDREA FEIGELSON**, as husband and wife, residing at 458 Route 343, Millbrook NY 12545, party of the first part, and ✓

MIMAS FARM LLC, A New York Limited Liability Company, having an address c/o Rima Farah, 50 W 47th Street, Suite 2003, New York NY 10036, party of the second part, ✓

THIS CORRECTION DEED IS BEING RECORDED TO CORRECT THE SCHEDULE A PROPERTY DESCRIPTION SET FORTH IN THE ORIGINAL DEED RECORDED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON 03/16/2017 AT DOC. NO. 02-2017-1823. ✓

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 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 and State of New York, and more particularly described as set forth in Schedule A attached 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.

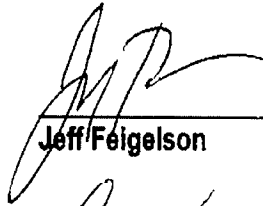
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever except as aforesaid.

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 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 payments of the cost of the improvement before using any part of the total of the same for any other purpose.

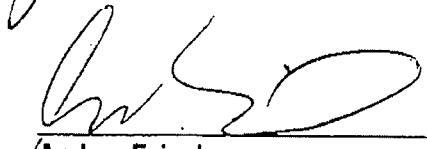
The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

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

In presence of:



Jeff Feigelson




Andrea Feigelson

STATE OF NEW YORK)

SS:

COUNTY OF DUTCHESS)

On the 13th day of August, 2021 before me, the undersigned, personally appeared JEFF FEIGELSON and ANDREA FEIGELSON, 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 capacity, and that by heir signatures on the instrument, the individuals or the persons upon behalf of which the individuals acted, executed the instrument.



Notary Public

DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2022

TAX MAP ID NUMBER: 135889-6966-00-575147-0000
TOWN OF: Washington
COUNTY OF: Dutchess

RECORD & RETURN:

Rima Farah
50 W 47th Street, Suite 2003
New York NY 10036

SCHEDULE A – PROPERTY DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Washington, ✓
County of Dutchess, State of New York, and designated on a map "Final Plat Parc Brook Farms"
surveyed by Gerald T. O'Buckley P.L.S. on 7/23/90 and revised 1/17/91 and filed in the Office of the
Dutchess County Clerk 4/29/91 and designated as map no. 9220, bounded and described as
follows:

BEGINNING at a point marked by a steel pin on the assumed southwesterly roadline of North Tower
Hill Road, being the northeasterly corner of the herein described parcel and being located S 13-40-
23 W 86.01 feet from an iron marking the southwesterly corner of lands of Hamilton Fish, described
in Liber 1365 of deeds at page 520;

THENCE along a center line of a driveway in common N 83-38-09 W 116.17 feet;

THENCE continuing along the said center line of driveway in common N 62-35-19 W 213.64 feet;

THENCE continuing along the said center line of driveway in common N 49-51-32 W 157.20 feet;

THENCE continuing along the said center line of driveway in common N 72-58-16 W 114.80 feet;

THENCE continuing along the said center line of driveway in common S 87-04-24 W 412.27 feet;

THENCE along the line of no physical bounds N 2-55-36 W 104.52 feet to a point marked by a steel
pin;

THENCE along a line of no physical bounds N 82-19-03 W 788.09 feet to a point marked by a steel
pin;

THENCE along lands now or formerly of Bontecou, S 4-43-45 W 453.66 feet to a point marked by a
steel pin;

THENCE along the lands now or formerly of Bontecou, following the remains of a stone wall, S 83-
19-40-E 270.56 feet;

THENCE continuing along lands now or formerly of Bontecou following a stone wall, S 82-53-20 E
236.34 feet;

THENCE continuing along lands now or formerly of Bontecou, S 83-19-40 E 231.46 feet;

THENCE continuing along lands now or formerly of Bontecou following a wire fence, S 82-20-50 E
337.18 feet;

THENCE continuing along lands now or formerly of Bontecou, following a wire fence, S 79-25 E
95.27 feet;

THENCE continuing along lands now or formerly of Bontecou, following a wire fence S 82-05-20 E
257.19 feet;

THENCE continuing along lands now or formerly of Bontecou, following a wire fence, S 86-16 E
166.18 feet;

SCHEDULE A – PROPERTY DESCRIPTION, CONTINUED

THENCE along a stone wall, N 21-43 W 94.76 feet;

THENCE continuing along the said stone wall, N 18-22 W 60.73 feet;

THENCE along a stone wall N 87-35 E 105.63 feet;

THENCE continuing along the said stone wall N 85-27 E 158.86 feet to a steel pin on the assumed southwesterly side of North Tower Hill Road;

THENCE along the assumed southwesterly side of North Tower Hill Road, N 21-46-30 W 56.10 feet to the point or place of beginning.

TOGETHER with the benefits, and subject to the burdens of an easement over a driveway in common, for the purpose of ingress and egress from and to the southwesterly side of North Tower Hill Road.

-c-