



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

PRE-APPLICATION MEETING REQUEST FORM

SUBMIT THIS FORM IF YOU WOULD LIKE TO SCHEDULE A MEETING WITH THE PLANNING BOARD TO DISCUSS YOUR PROJECT AND ASK QUESTIONS BEFORE YOU FILE A FORMAL APPLICATION.

Submit this Form and four copies, together with the required \$500 fee, 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 any maps or plans you choose to include) 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. If available, you may attach or email plans, survey, pictures, diagrams with dimensions and material samples. These are not required for this meeting but may be helpful.

Name of Applicant - (may be architect, engineer or other design professional):

Brandee Nelson

Business Name: T&B Engineering and Landscape Architecture, P.C.

Address: 47 West Market Street, Suite 2

Rhinebeck, NY 12572

Telephone: 845-516-5803 Email Address: bnelson@tighebond.com

Name of Record Owner(s) of Property: Captain Skylynx LLC

Address: 110 Trotwood Farm Road

Millbrook, NY 12545

Telephone: 917-232-7569 Email Address: alison.j.marsal@gmail.com

Applicant Name: Brandee Nelson, PE, Tighe & Bond

PROJECT LOCATION: 2647 Route 44 | Millbrook, NY 12545

PARCEL ID #: 135889-6664-00-056922-0000


DESIGN PROFESSIONAL/CONSULTANT NAME (if, any):
Slade Architecture

FIRM ADDRESS:
144 Church Strett | Millbrook, NY 12545

TELEPHONE: 646-201-8953 EMAIL: info@sladearch.com

DESCRIBE PROJECT:

The project seeks to remedy the existing non-conformity of its current structures
to residential, commercial, and wetland setbacks, and restore viable hospitality use to the property, in conjunction
with its adjacent parcel on Fowler Road (See Application 1). The project respective of this property will result in
32 Standard Inn rooms and a guest services building to accomodate accessory functions including
check-in, restaurant, bar, event space, and remote work areas. The pre-existing conditions of the current
structure(s) on this property, in both degree of non-conformity and physical disapair, make these
conjoined structures not viable for substantial adaptive resuse from a economic, environmental, and
structural perspectives. The project aims to retain as many viable and conforming foundational elements
as possible in the new structures and to re-purpose any structural timbers that are deemed sound. Additionally,
the intent of the new site design is to incorporate a significant use of native and/or deep taproot plant species
to further improve the site for better erosion control, runoff reduction, water conservation, natural drainage & permeability.

SIGNATURE:  DATE: June 18, 2024

REQUIRED: Check for a nonrefundable application fee of \$500.00 made out to the Town of Washington

Applicant Name: BRANDEE NELSON



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:

Michael Marsal, 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 110 Trotwood Farm Road

City Millbrook State NY Zip 12545

I have authorized (name) Brandee Nelson of T&B Engineering and Landscape Architecture, P.C.

(name of company) to make the foregoing application to the Town of Washington for approval as described herein for the property located at

7 Fowler Road | Millbrook, NY 12545 Property ID # 135889-6564-00-995925-0000

Signature: [Handwritten 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 18th day of June, 2024
Notary Public Ellen C Bremiller Notary Stamp
Commission expires: March 16, 2025

ELLEN C BREMILLER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6202496
Qualified in Dutchess County
Commission Expires March 16, 2025

Proof of Authority is attached. Type of Authority: _____

Applicant Name: Brandee Nelson



Town of
Washington

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PLANNING BOARD**

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NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtontny.org

DISCLOSURE OF BUSINESS INTEREST

State of New York }
 }
County of Dutchess } ss:

Michael Marsal 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.)

N/A

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.)

N/A

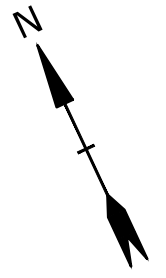
3. That he/she understands that the Town of Washington intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

Agent or Owner

Agent or Owner

Notary Public

ELLEN C BREMILLER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01BR6202496
Qualified in Dutchess County
Commission Expires March 16, 2025



BASE PLAN NOTES

- THE EXISTING CONDITIONS INFORMATION SHOWN ON THE DRAWINGS IS BASED ON THE FOLLOWING:
 - SURVEY DRAWINGS PROVIDED BY BLY AND HOUSTON INC. LAND SURVEYORS, TITLED TOPOGRAPHIC MAP PREPARED FOR CAPTAIN SKYLYNX, LLC AND COMMANDER STARScream, LLC AND DATED AUGUST 19, 2021
- THIS PROPERTY IS LISTED AS TAX MAP PARCEL NO. 135889-6664-00-056922. ADDRESS IS 2647 ROUTE 44, WASHINGTON, NEW YORK. PARCEL OWNED BY CAPTAIN SKYLYNX LLC.
- PARCEL SIZE = 5.50 ACRES

ZONING SCHEDULE:

ZONING DISTRICT: LOW DENSITY RESIDENTIAL (RL-5)
 OVERLAY DISTRICT: HOSPITALITY OVERLAY DISTRICT

AREA AND BULK REQUIREMENTS FOR RL-5: LOW DENSITY RESIDENTIAL		
	REQUIRED	EXISTING
MINIMUM FRONT YARD	100 FEET	6.8 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	> 75 FEET
MAXIMUM COVERAGE	10 %	7.6 %
MINIMUM LOT AREA	5 ACRES	5.5 ACRES
MINIMUM LOT WIDTH	300 FEET	312 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	N/A
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	1 STORY

LEGEND

DESCRIPTION	
PROPERTY LINE	-----
ZONING YARD SETBACK	-----
INTERMEDIATE CONTOURS	-----
INDEX CONTOURS	25 -
WETLAND 100' ADJACENT AREA	-----
FLOOD ZONE A BOUNDARY	-----
VEGETATED WETLAND LIMIT	-----
OVERHEAD UTILITY	OHW OHW
WIRE FENCING	X X X
STOCKADE FENCE	X X X
STORM DRAIN STRUCTURES	CATCH BASIN
ELECTRIC SERVICE STRUCTURES	UTILITY POLE LIGHT
SANITARY SEWER STRUCTURES	D-BOX
TREELINE	-----
TREES	☀ ☀ ☀
CONCRETE	▣

CONCEPT PLAN ISSUED FOR DISCUSSION

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

**The Nelson 2
2647 Route 44**

Captain Skylynx LLC

Town of Washington, NY

SERVICES PROVIDED IN NEW YORK BY T&B ENGINEERING AND LANDSCAPE ARCHITECTURE, P.C.

UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 7005 OF THE NEW YORK STATE EDUCATION LAW.

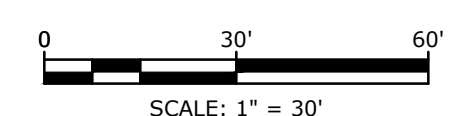
MARK	DATE	DESCRIPTION
PROJECT NO:	AS076-001	
DATE:	06/17/2024	
FILE:	A5076-01-Site Plan Submission 2024.dwg	
DRAWN BY:	HJC	
DESIGNED/CHECKED BY:	BKN	
APPROVED BY:	BKN	

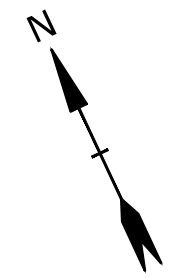
EXISTING CONDITIONS

SCALE: AS SHOWN

C-100

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 Printed On: Jun 18, 2024 8:29am
 Tighe & Bond: A5076-01-Site Plan Submission 2024.dwg





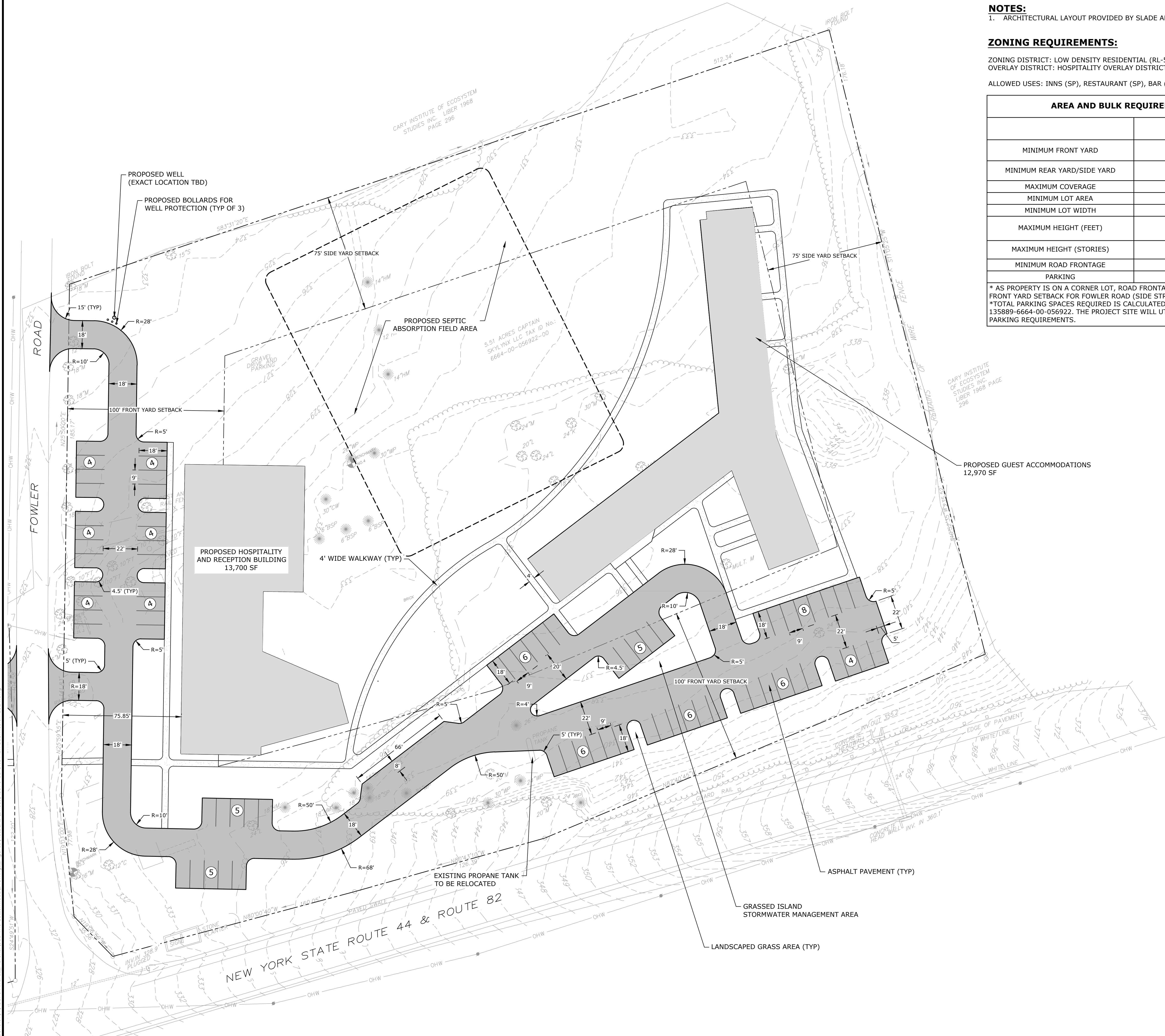
NOTES:
1. ARCHITECTURAL LAYOUT PROVIDED BY SLADE ARCHITECTURE.

ZONING REQUIREMENTS:

ZONING DISTRICT: LOW DENSITY RESIDENTIAL (RL-5)
OVERLAY DISTRICT: HOSPITALITY OVERLAY DISTRICT
ALLOWED USES: INNS (SP), RESTAURANT (SP), BAR (SP)

AREA AND BULK REQUIREMENTS FOR RL-5: LOW DENSITY RESIDENTIAL		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	100 FEET	WESTERN FRONT YARD: 75.7 FEET SOUTHERN FRONT YARD: 100 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	75 FEET
MAXIMUM COVERAGE	10 %	11.12 %
MINIMUM LOT AREA	5 ACRES	5.5 ACRES
MINIMUM LOT WIDTH	300 FEET	312 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	HOSPITALITY AND RECEPTION BUILDING: 27 FEET GUEST ACCOMMODATIONS: 28 FEET
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	HOSPITALITY AND RECEPTION BUILDING: 1 STORY GUEST ACCOMMODATIONS: 2 STORIES
MINIMUM ROAD FRONTAGE	300 FEET	420 FEET
PARKING	97 SPACES	75 SPACES

* AS PROPERTY IS ON A CORNER LOT, ROAD FRONTAGE CALCULATION IS BASED ON FRONT YARD SETBACK FOR ROUTE 44, NOT FRONT YARD SETBACK FOR FOWLER ROAD (SIDE STREET).
* TOTAL PARKING SPACES REQUIRED IS CALCULATED BASED OF THE USES OF THIS PARCEL AND PARCEL NO. 135889-6664-00-056922. THE PROJECT SITE WILL UTILIZE PARKING SPACES ON PARCEL NO. 135889-6664-00-056922 TO MEET PARKING REQUIREMENTS.



**CONCEPT PLAN
ISSUED FOR
DISCUSSION**

THIS DOCUMENT IS RELEASED TEMPORARILY FOR PROGRESS REVIEW ONLY. IT IS NOT INTENDED FOR BIDDING OR CONSTRUCTION PURPOSES.

**The Nelson 2
2647 Route 44**

Captain Skylynx
LLC

Town of
Washington, NY

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MARK	DATE	DESCRIPTION

PROPOSED CONDITIONS

SCALE: AS SHOWN

C-101

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 Printed On: Jun 18, 2024 4:33am By: HComolli
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