

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: Commander Starscream LLC

Address: 110 Trotwood Farm Road

Millbrook, NY 12545

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

Applicant Name: Brandee Nelson

PROJECT LOCATION:
7 Fowler Road | Millbrook, NY 12545

PARCEL ID #: 135889-6564-00-995925-0000

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 2). The project respective of this property will result in
(1) 8 Inn Suites built atop upon the conforming portion of the pre-existing motel foundation;
(2) a new accessory-use structure to for fitness, small group training, and limited spa ammenities; and
(3) a pool and tennis court. 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: 6/18/24

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: _____

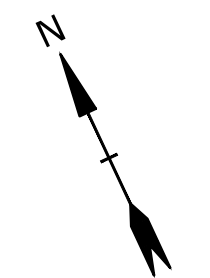
ZONING SCHEDULE:

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	> 100 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	25.3 FEET
MAXIMUM COVERAGE	10 %	7.4 %
MINIMUM LOT AREA	5 ACRES	3.8 ACRES
MINIMUM LOT WIDTH	300 FEET	318 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	N/A
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	1 STORY
MINIMUM ROAD FRONTAGE	300 FEET	226 FEET

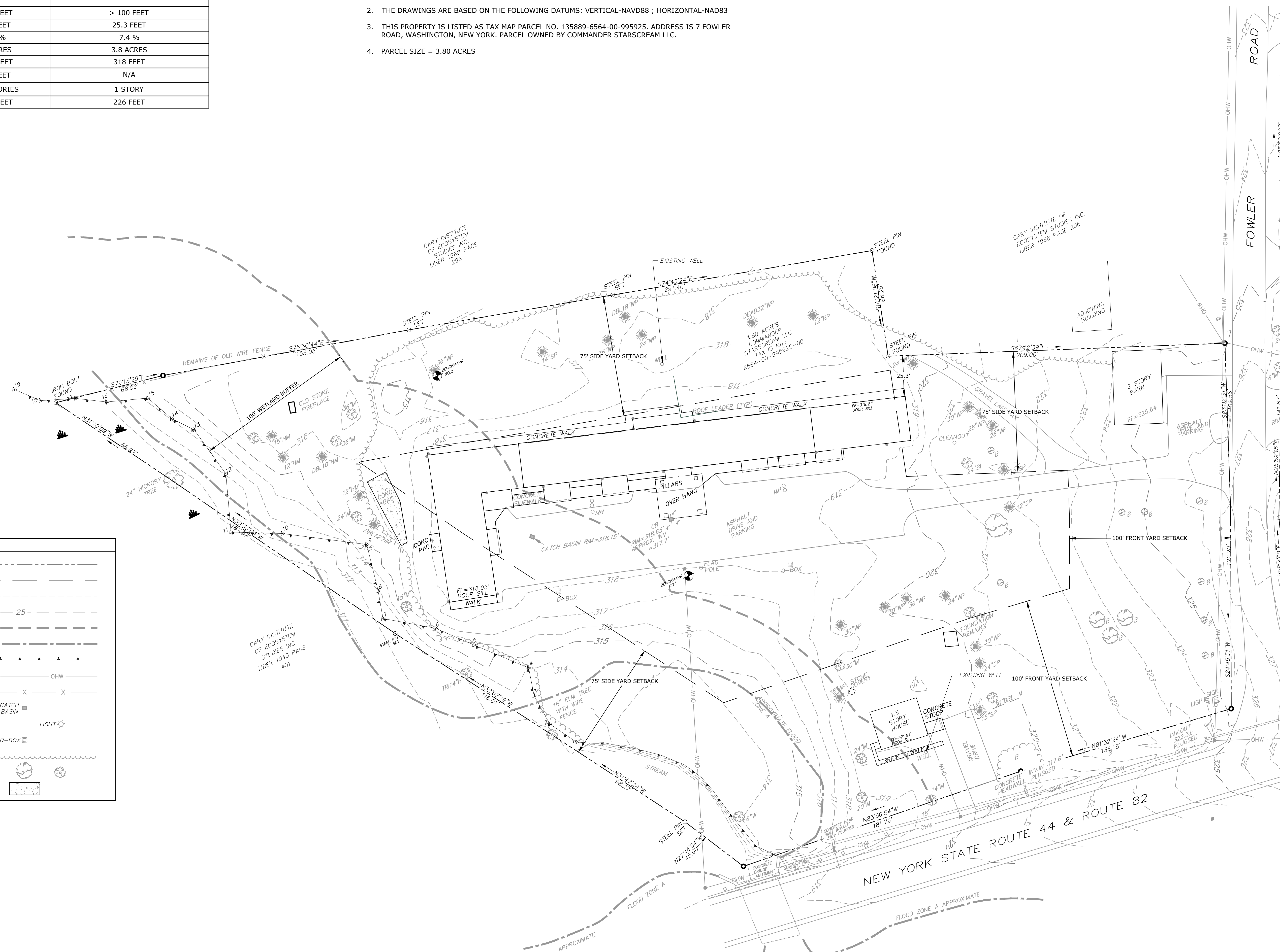
BASE PLAN NOTES

- 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
 - VEGETATIVE WETLAND LIMIT SURVEYED DURING A WETLAND DELINEATION PERFORMED BY TIGHE & BOND ON NOVEMBER 16, 2021
- THE DRAWINGS ARE BASED ON THE FOLLOWING DATUMS: VERTICAL-NAVD88 ; HORIZONTAL-NAD83
- THIS PROPERTY IS LISTED AS TAX MAP PARCEL NO. 135889-6564-00-995925. ADDRESS IS 7 FOWLER ROAD, WASHINGTON, NEW YORK. PARCEL OWNED BY COMMANDER STARScream LLC.
- PARCEL SIZE = 3.80 ACRES



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
STORM DRAIN STRUCTURES	▣
ELECTRIC SERVICE STRUCTURES	○
SANITARY SEWER STRUCTURES	□
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 17 Fowler Rd

Commander Starscream LLC

Town of Washington, NY

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

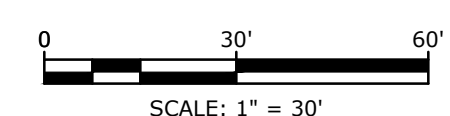
UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF SECTION 2055 OF THE NEW YORK STATE EDUCATION LAW.

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



Last Saved: 6/18/2024 8:29am By: HComolby
 Plotted On: Jun 18, 2024 8:29am By: HComolby
 Tighe & Bond: \\A5076-01-Site Plan Submission 2024.dwg

ZONING REQUIREMENTS:

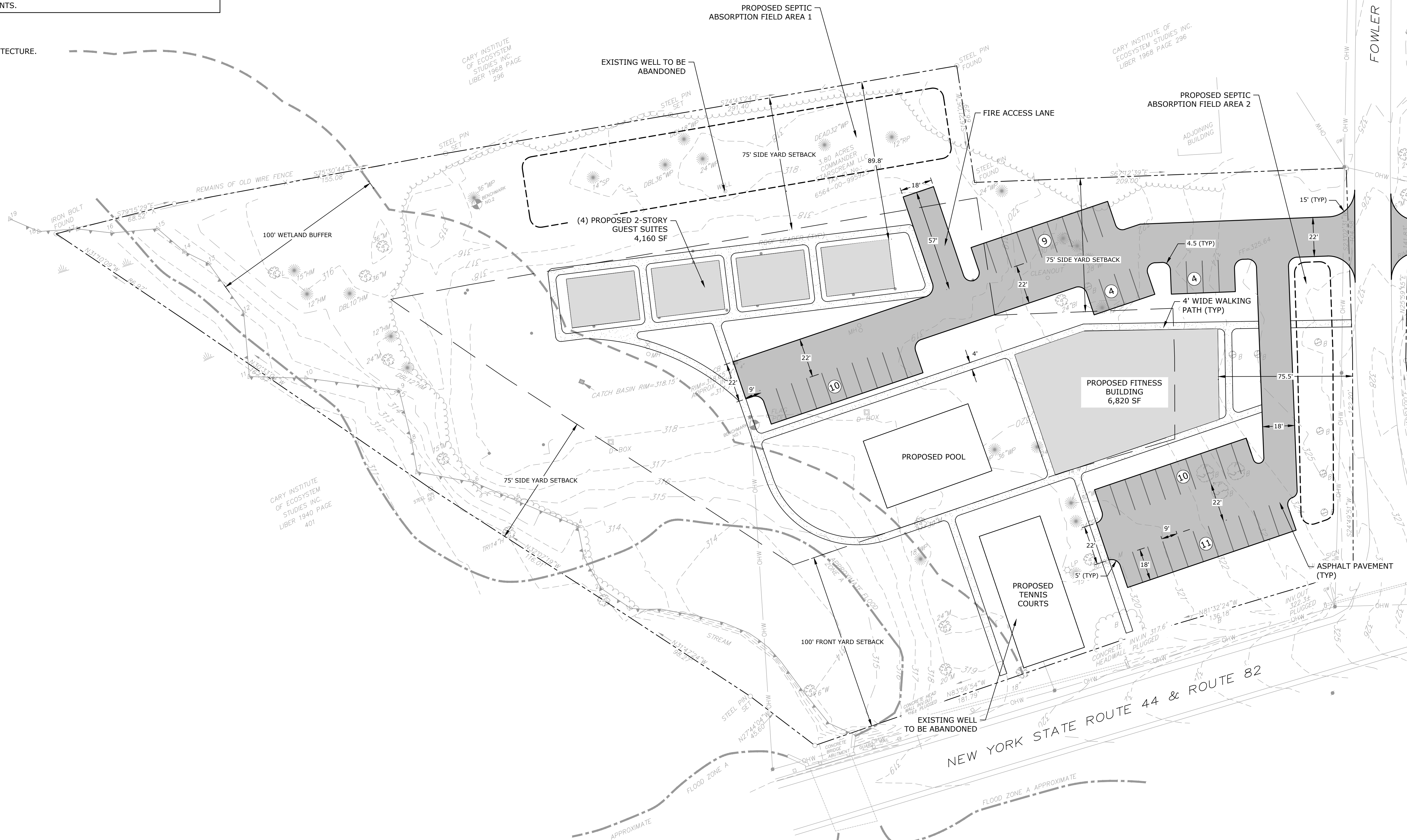
ZONING DISTRICT: LOW DENSITY RESIDENTIAL (RL-5)
 OVERLAY DISTRICT: HOSPITALITY OVERLAY DISTRICT

ALLOWED USES: INNS (SP), SPA AND/OR FITNESS GYM (SP), POOL (SP)

AREA AND BULK REQUIREMENTS FOR RL-5: LOW DENSITY RESIDENTIAL		
	REQUIRED	PROPOSED
MINIMUM FRONT YARD	100 FEET	EASTERN FRONT YARD: 75.5 FEET SOUTHERN FRONT YARD: 100 FEET
MINIMUM REAR YARD/SIDE YARD	75 FEET	89.8 FEET
MAXIMUM COVERAGE	10 %	6.6 %
MINIMUM LOT AREA	5 ACRES	3.8 ACRES
MINIMUM LOT WIDTH	300 FEET	318 FEET
MAXIMUM HEIGHT (FEET)	35 FEET	GUEST SUITES: 30 FEET FITNESS BUILDING: 25 FEET
MAXIMUM HEIGHT (STORIES)	2.5 STORIES	GUEST SUITES: 1 STORY FITNESS BUILDING: 1 STORY
MINIMUM ROAD FRONTAGE	300 FEET	226 FEET
PARKING	15 SPACES	48 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.

NOTES:
 I. ARCHITECTURAL LAYOUT PROVIDED BY SLADE ARCHITECTURE.



**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 1
 7 Fowler Rd**

**Commander
 Starscream 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 2055 OF THE NEW YORK STATE EDUCATION LAW.

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

PROPOSED CONDITIONS

SCALE: AS SHOWN