



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

**APPLICATION FOR WETLANDS AND WATERCOURSE PERMIT
PURSUANT TO ZONING CODE SECTION 396**

Submit Application and four copies to:

Zoning Administrator
Town of Washington
10 Reservoir Drive
Millbrook, NY 12545

T: (845) 677-3419, Ext. 112
F: (845) 677-1195
buildinginspector@washingtonny.org

With electronic copy to:

Planning Board Secretary at
planningboard@washingtonny.org

T: (845) 677-3419, Ext. 112
F: (845) 677-2085

I. Applicant and Site Information

Applicant

Name: James Crisp, RA - Crisp Architects
Address 16 Washington Ave Millbrook, NY 12545
Phone Number: 845-677-8256 Email: crisp@crisparchitects.com

Project Representative (if different from the Applicant)

Name & Title: _____
Address: _____
Phone Number: _____ Email: _____

Project Site

Project Site Address (if different from Applicant's): 211 Hammond Hill Road Dover Plains, NY 12522
Tax Map Parcel Number: 135889-6964-00-384042-0000
Zoning District: RS-10
Overlay District(s), if any: _____
Identify and describe any agricultural and forestry exemptions: _____

Applicant Name: James Crisp, RA - Crisp Architects

II. Detailed Description of Activity

Describe the proposed activity or development, e.g., buffer disturbance, stream disturbance, filling in wetlands, etc.:

This project includes the construction of a new accessory building and deck to be attached to an existing pool terrace and exterior kitchen. Due to the location of the existing pool terrace, this project will encroach approximately forty-three feet into the buffer zone. There will be no disturbance of the wetlands area and minimal overall impact to the site.

Describe why the proposed activity cannot be located at another site, i.e., out of the wetland, watercourse, water body or controlled area(s):

Due to the terrain on the northeast side of the pool terrace, the cost to build will become prohibitively expensive with the need of more retaining walls, terrace surface and engineering fees

IV. Required Documents & Information

The following documents and information must be included with your application, unless you have received a written waiver from the Zoning Administrator:

- A. A survey of the property delineating all wetlands, watercourses, water bodies and controlled areas on the site within two hundred (200) feet of the location of the regulated activity.

Prior to filing an application, the Applicant should consult with the Zoning Administrator/Building Inspector to determine whether professional delineation is required for their initial application submission.

- If a professional delineation is required, the Applicant may hire a private wetland consultant or the Town of Washington's wetland consultant.
- If a professional delineation is not required, the NYS DEC Environmental Mapper may provide a useful tool in identifying the location of the wetlands, watercourses, water bodies and controlled areas on the property and can be accessed here:

<https://gisservices.dec.ny.gov/gis/erm/>.

Applicant Name: James Crisp, RA - Crisp Architects

B. A survey of the property, prepared by a licensed professional, surveyor or architect, at a scale no greater than one inch equals 50 feet (1"= 50') and containing contour intervals of five (5) feet or less in the regulated area, showing the area of wetlands, watercourses and water bodies directly or indirectly affected by the proposed regulated activity.**

**Information required in Section IV.A and Section IV.B may be combined in one survey.

- The requirement that a survey be prepared by a licensed professional, surveyor, or architect may be waived by the Zoning Administrator for proposed activity which is minor and limited in scope. An example of such minor activity would be the installation of a small shed in the buffer area. [Note, the Planning Board reserves the right, after initial review, to determine that such a survey is necessary.]

C. Description of the vegetative cover of the area, including dominant species and their wetland classified status as set forth in the most recent edition of the National List of Plant Species that Occur in Wetlands, New York or the Northeast (Region 1), located at <https://digitalmedia.fws.gov/digital/collection/document/id/1348/>.

D. Description of the soil types on the site as provided in Dutchess County Soil Survey, located at <https://www.dutchessny.gov/Departments/Planning/Docs/nrichapfour.pdf> or the USDA Web Soil Survey, located at <https://websoilsurvey.sc.egov.usda.gov>.

E. Short Form Environmental Assessment Form (EAF) under SEQRA. This 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 (see below).

F. Copy of the current deed and any easements affecting the property.

G. If the property is located in an Agricultural District, please include a Town of Washington Agricultural Data Statement, located at <https://washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/1688-agricultural-data-statement-pdf/file.html>.

H. A list of the names and addresses of all abutting property owners.

Applicant Name: James Crisp, RA - Crisp Architects

I. Application Fee and Escrow Deposit

An Application Fee and an initial Escrow Deposit for the amounts listed below must be included with this application.

Fee Type		Amount
ESCROW FEE (DUE FOR ALL APPLICATIONS)		
Initial Escrow Deposit:		\$1,500.00
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
WETLANDS PERMIT FEE		\$600.00

V. Additional Documents Following Planning Board's Initial Review

After an initial review of your application, the Planning Board may require additional documents and information, including but not limited to the following:

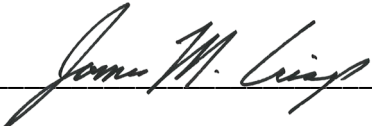
- A. Long Form EAF under SEQRA. This can be found at https://www.dec.ny.gov/docs/permits_ej_operations_pdf/feafpart1.pdf.
- B. Ground water table elevations indicating depth to ground water, direction of flow and hydrologic connections with surface water features.
- C. Applications affecting the water retention capacity, water flow, or other drainage characteristics of any wetland, watercourse or water body may require a statement of impact of the project on upstream and downstream areas giving appropriate consideration to flood and drought levels and the amount of rainfall.
- D. Where creation of a lake or pond is proposed, details of the construction of any dams, embankments, outlets or other water control devices and an analysis of the wetland hydrologic system including seasonal water fluctuation, inflow/outflow calculations and subsurface soil, geology and groundwater conditions.
- E. Locations and specifications for any proposal to drain, fill, grade, dredge and clear vegetation, including areas and quantities proposed for deposit or removal, the procedures to be used and dominant species of vegetation to be removed. A letter from the United States Army Corps of

Applicant Name: James Crisp, RA - Crisp Architects

Engineers stating that the wetlands and watercourses are not subject to regulation under Section 404 of the Clean Water Act, or a copy of a Section 404 Application, may also be required for certain activities set forth herein.

- F. Locations and details of any existing and proposed storm water drainage facilities, including any point discharges, artificial inlets, or other conveyances, which would discharge into regulated areas, and measures proposed to control erosion both during and after the proposed work including a schedule for installation and maintenance for such measures.
- G. An analysis of hydrologic systems located within and connected to the regulated areas and a narrative to explain how the regulated areas will be affected by the proposed action including water retention capacity, water flow and drainage characteristics, Applications for projects affecting the water retention capacity, water flow, or other drainage characteristics of any pond, lake, reservoir, natural drainage system, or wetland shall include a statement and numerical calculations of the impact of the projects on upstream and downstream areas giving appropriate consideration to other-than-normal levels of watercourses and amounts of rainfall, specifically the 100-year storm event.

Please note that if the Applicant is aware that the scope of the proposed regulated activity will necessitate provision of some or all of the above-described additional information, the Applicant may include such information with the initial application.

Signature of Applicant:  Date:

Applicant Name: EXPLORA HUDSON



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 NEW YORK) ss:

NICOLAS IBANEZ, 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).

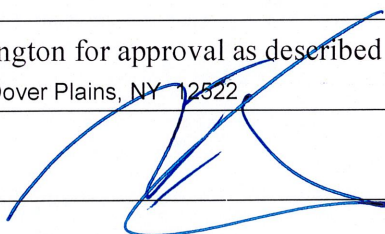
(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 211 HAMMOND HILL RD
City DOVER PLAINS State NY Zip 12522

I have authorized (name) James Crisp
(Company) Crisp Architects

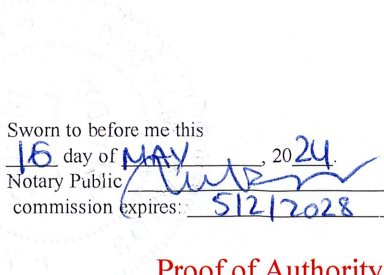
to make the foregoing application to the Town of Washington for approval as described herein for the property located at 211 Hammond Hill Road Dover Plains, NY 12522

Property ID # 135889 6964 00-384042 0000

Signature 

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

NATALIA RAMOS
Notary Public, State of New York
No. 01RA6341280
Qualified in Queens County
Commission Expires 5/21/2028

Sworn to before me this
16 day of MAY, 2024
Notary Public 
commission expires: 5/21/2028

Notary Stamp:

Proof of Authority is attached. Type of Authority: _____

**STATEMENT OF SOLE INCORPORATOR
OF
EXPLORA HUDSON VALLEY, INC.**

The Certificate of Incorporation of Explora Hudson Valley, Inc., a Delaware corporation (the "Corporation"), having been filed on March 1, 2018, with the Secretary of State of Delaware, the undersigned, being the sole incorporator named in said Certificate of Incorporation, does hereby state, pursuant to Section 108 of the General Corporation Law of the State of Delaware, that the following actions are taken as of this day for the purpose of organizing the Corporation:

1. The By-Laws attached hereto as Exhibit A are hereby adopted as the By-Laws of the Corporation.
2. The following persons are hereby appointed as directors of the Corporation to hold office until their successors are duly elected and qualified:

Nicolas Ibanez
3. The following persons be, and each of them hereby is, elected to serve in the offices of the Corporation set opposite their respective names, each to hold such offices until his respective successor is duly elected and qualified or until his earlier resignation or removal in accordance with the By-Laws:

Nicolas Ibanez - President
4. The undersigned, being the sole incorporator of the Corporation, does hereby resign effective immediately prior to the execution of this document.

Dated: As of March 1, 2018.

/s/ Timothy G. Little

Timothy G. Little
Sole Incorporator

Applicant Name: Crisp Architects



Town of
Washington

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PLANNING BOARD
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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

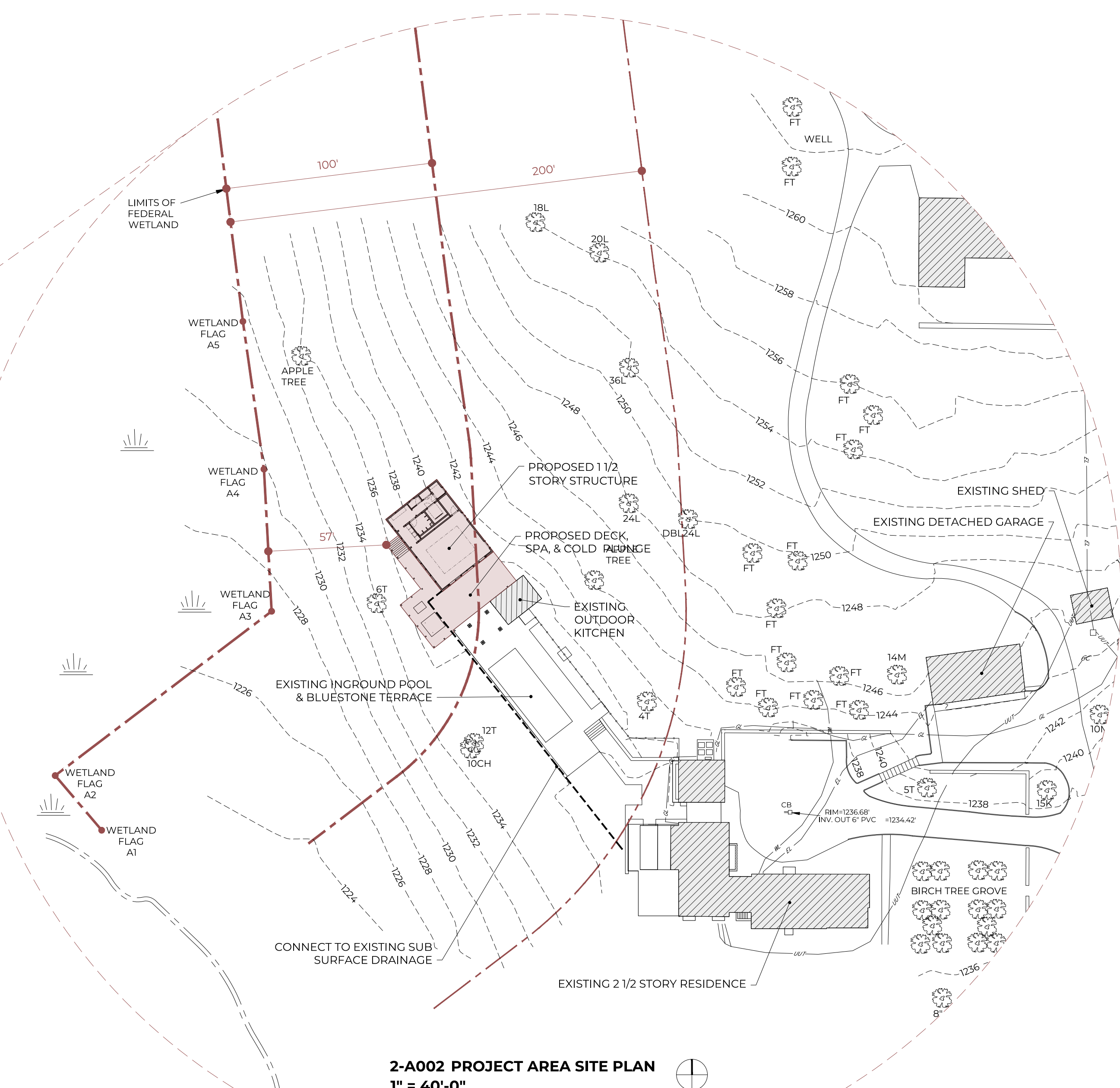
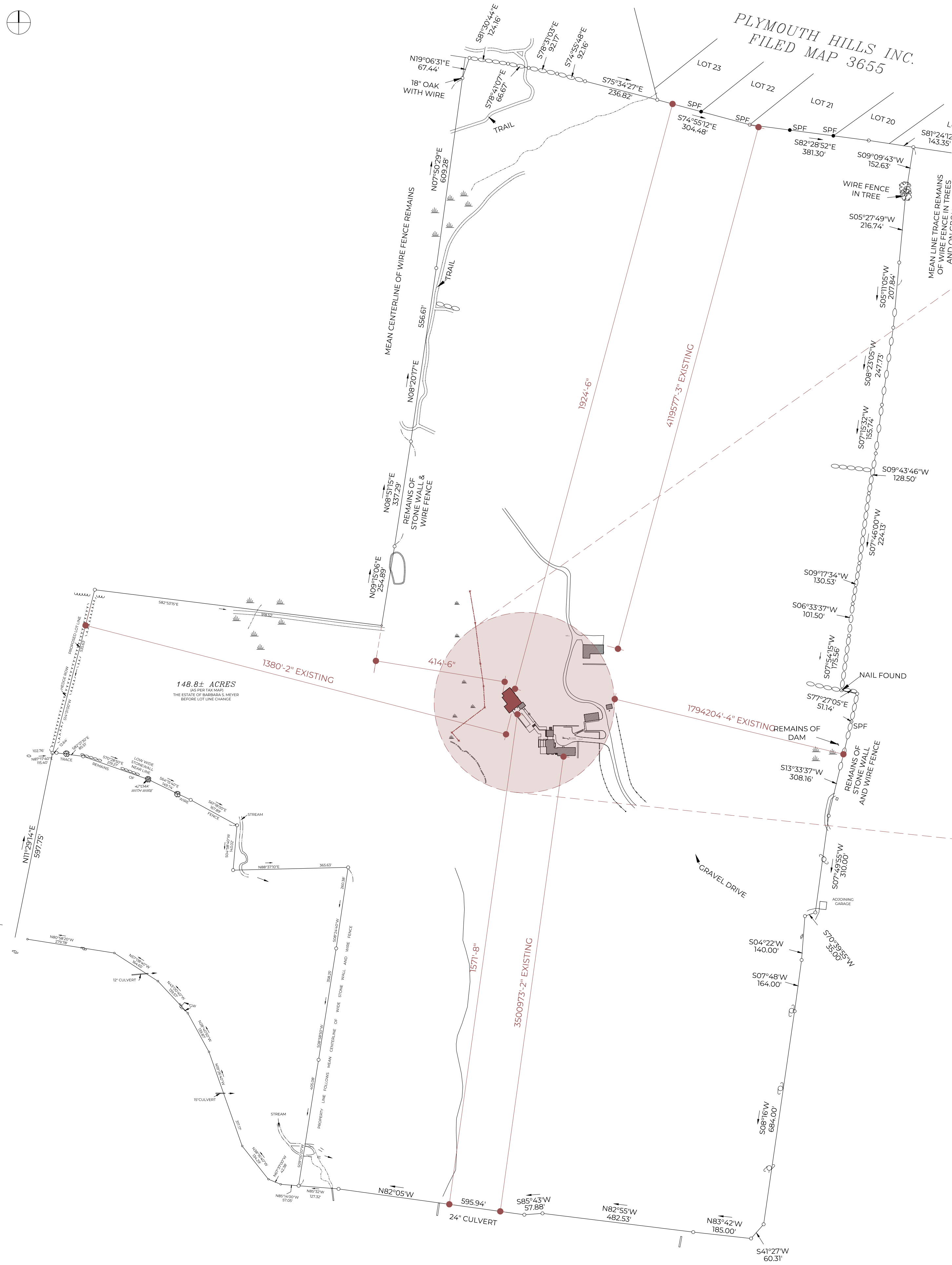
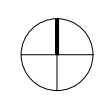
Annette Santacroce c/o Crisp Architects being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Explora Hudson Valley, Inc c/o Nicolas Ibanez 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 16 Washington Avenue, ^{Millbrook} ~~Sever Plains~~ ^{AS} in the County of Dutchess and the State of New York.
3. That he/she is the Office Manager c/o Crisp Architects 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.

Annette Santacroce / c/o Crisp Architects
Agent/Owner Agent/Owner

Ellen C Bremiller
Notary Public

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



SITE PLAN NOTES
 INFORMATION FOR THIS SITE PLAN WAS TAKEN FROM A SURVEY PREPARED BY BLY & HOUSTON INC. LAND SURVEYORS, DATED 19 APRIL 2024.
 FEDERAL WETLANDS SHOWN HAVE BEEN DELINEATED BY MICHAEL NOWICKI, WILDLIFE BIOLOGIST FROM ECOLOGICAL SOLUTIONS LLC.

IBANEZ GYM
 ACCESSORY STRUCTURE
 211 HAMMOND HILL ROAD, DOVER PLAINS, NY 12522

CRISP ARCHITECTS
 16 WASHINGTON AVE. MILLBROOK, NY 12545
 TEL: (845) 677-8256
 FAX: (845) 677-8396
 WWW.CRISPARCHITECTS.COM

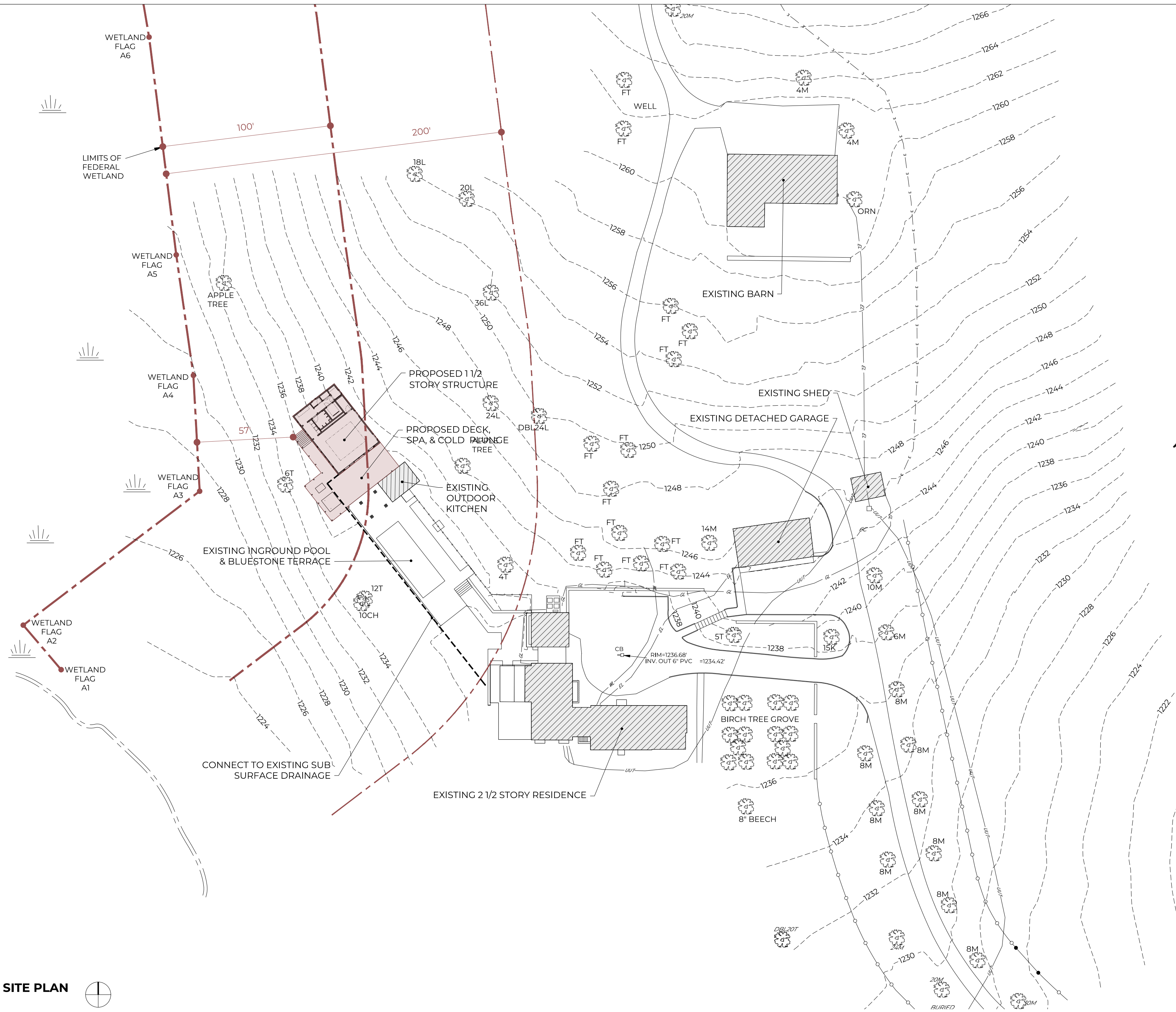
SCALE:	AS NOTED
DATE:	5/15/24
DRAWN BY:	TC
REVISIONS NUMBER:	
DATE:	
REASON:	

SITE PLAN

A-002

INDEMNIFY AND HOLD HARMLESS AGREEMENT:
 THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER ARCHITECT AND PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE ARCHITECT AND PROJECT MANAGER, OR THAT OF THE ARCHITECT'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS:
 DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART IN, FOR ANY OTHER PROJECTS OR PURPOSE, OR BY ANY OTHER PARTIES, OTHER THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE SPECIFIC WRITTEN AUTHORIZATION OF CRISP ARCHITECTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DISTRIBUTE ALL DRAWING UPDATES AND CHANGES TO THE APPROPRIATE SUBCONTRACTORS IN A TIMELY MANNER. PLEASE DESTROY ANY AND ALL OUTDATED DRAWINGS.



2-A002 PROJECT AREA SITE PLAN
1" = 40'-0"



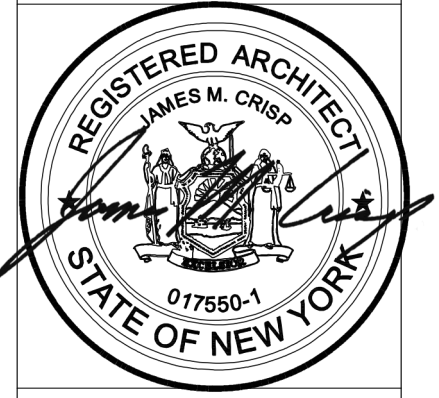
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IBANEZ GYM
ACCESSORY STRUCTURE

211 HAMMOND HILL ROAD, DOVER PLAINS, NY 12522



CRISP ARCHITECTS

16 WASHINGTON AVE, MILLBROOK, NY 12545

TEL: (845) 677-8256

FAX: (845) 677-8396

WWW.CRISPARCHITECTS.COM

SITE PLAN

A-002

211 Hammond Hill Rd Dover Plains, NY 12522

Crisp Architects on behalf of Explora Hudson Valley, Inc.

Description of Vegetative Cover

Provided by Michael Nowicki – Environmental Biologist

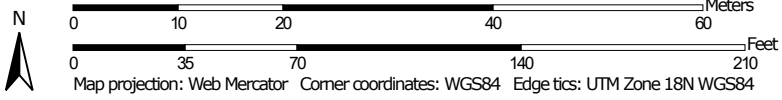
Wet meadow with dominant species of soft rush, sensitive fern, and sedges.

Soil Map—Dutchess County, New York
(Explora Hudson Valley Inc.)



Soil Map may not be valid at this scale.

Map Scale: 1:720 if printed on A landscape (11" x 8.5") sheet.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York

Survey Area Data: Version 20, Sep 5, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrD	Charlton-Chatfield complex, hilly, rocky	0.4	35.2%
Su	Sun silt loam	0.8	64.8%
Totals for Area of Interest		1.2	100.0%

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

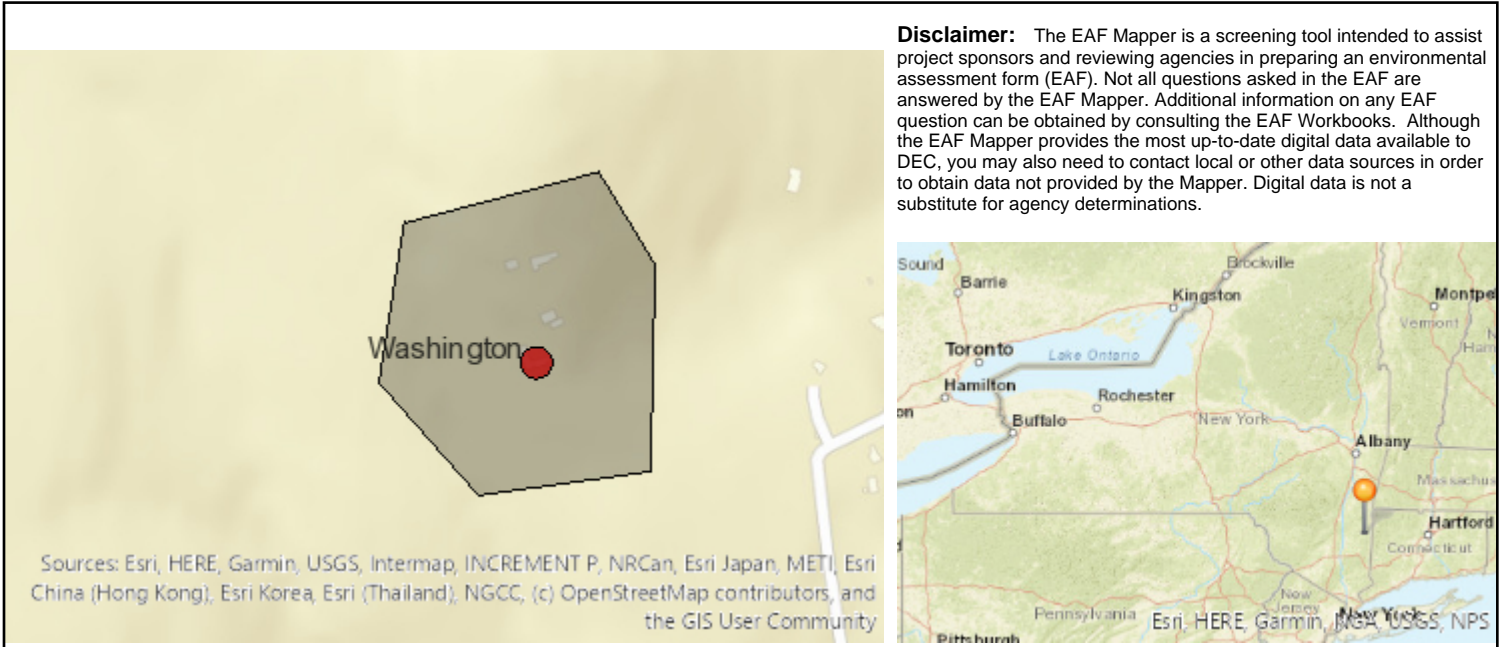
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. Urban Rural (non-agriculture) Industrial Commercial Residential (suburban)			
<input type="checkbox"/> Forest Agriculture Aquatic Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature: <u><i>James M. Lewis</i></u> Title: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

**SHAWN BORRELLI PRATT
ATTORNEY AT LAW**

3304 FRANKLIN AVENUE
P.O. BOX 1238
MILLBROOK, NEW YORK 12545
(845) 677-2600
FAX (845) 677-2603
E-mail: SBPratt@millbrookNYlaw.com

Admitted in New York and Connecticut

May 7, 2018

Explora Hudson Valley, Inc.
C/O Nicolas Ibanez
15 Renwick Street, Apt PH-2
New York, NY 10013

Re: Explora Hudson Valley, Inc. to Mauff and Watson
Premises: 49 Hammond Hill Road and 211 Hammond Hill Road

Dear Mr. Ibanez,

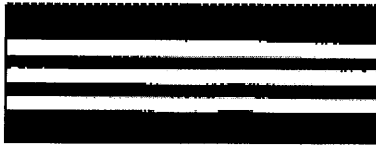
Enclosed please find the Bargain and Sale Deed for the above captioned matter dated April 3, 2018 which was recorded in the Dutchess County Clerk's Office on April 6, 2018 as document number 02 2018 2548.

If you have any questions please do not hesitate to contact my office. Thank you for allowing us to be of service to you.

Very truly yours,



Victoria N. Pratt
Legal Assistant
VNPratt@millbrooknylaw.com



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 4/6/2018

Time Recorded: 11:23 AM

SHAWN BORRELLI PRATT ESQ
3304 FRANKLIN AVE
PO BOX 1238
MILLBROOK, NY 12545

Document #: 02 2018 2548

Received From: NORTH RIVER ABSTRACT

Grantor: MAUFF ERICH

Grantee: EXPLORA HUDSON VALLEY INC

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$205.00
Transfer Tax Amount: \$50,714.40
Includes Mansion Tax: \$28,114.40
Transfer Tax Number: 5550

Number of Pages: 7

***** Do Not Detach This Page
*** This is Not A Bill**

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cth
Receipt #: 11557
Batch Record: 129

Bradford Kendall
County Clerk



0220182548

7/1 Wash 6P
75-
130
28,660
28,114.41
50919.41
Du-70708

DEED

THIS INDENTURE, made as of the 3rd day of April, 2018, BETWEEN

**ERICH MAUFF AND ADELE GRIFFIN-WATSON, a/k/a Adele Griffin Watson
211 Hammond Hill Road, Dover Plains, New York 12522 ✓**

as party of the first part, and

**EXPLORA HUDSON VALLEY INC.
15 Renwick Street, Apt PH-2, New York, New York 10013 ✓**

as party of the second part,

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, the receipt and adequacy of which is hereby acknowledged, 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, more particularly bounded and described as is set forth on Schedule "A" annexed hereto. ✓

BEING AND INTENDED TO BE the same premises conveyed by Aileen Meyer, As Executrix of the Estate of Barbara Scott Meyer, to Erich Mauff and Adele Griffin-Watson, by deed dated 8/12/2013 and recorded in the Dutchess County Clerk's Office on 8/16/2013, as Document No. 02-2013-4245 and from Scott Meyer and Alison S. Meyer to Erich Mauff and Adele Griffin Watson by deed dated 5/1/2014 and recorded in the Dutchess County Clerk's Office 6/10/2014 as Document No. 02-2014-3366.

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.

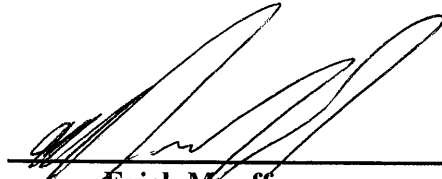
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of 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

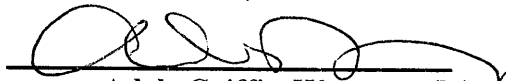
consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it reads "parties" whenever the sense of the 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 THE PRESENCE OF:



Erich Mauff ✓



Adele Griffin-Watson, a/k/a
Adele Griffin Watson ✓

STATE OF NEW YORK, COUNTY OF Kings) ss.:

On the 15th day of MARCH, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **ERICH MAUFF** personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC, State of New York

KAMAL P. SONI
Notary Public, State of New York
No. 01SO6089949
Qualified in Kings County ✓
Commission Expires March 31, 2019

STATE OF NEW YORK, COUNTY OF Kings ss.:

On the 1st day of MARCH, in the year 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared **ADELE GRIFFIN-WATSON, a/k/a ADELE GRIFFIN WATSON**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



NOTARY PUBLIC, State of New York

KAMAL P. SONI
Notary Public, State of New York
No. 01SO6089949
Qualified in Kings County
Commission Expires March 31, 2019

Tax Identification number:
135889-6964-00-384042 and
135889-6963-00-261932
Town of Washington
County of Dutchess
State of New York

Record and Return to:
Shawn B. Pratt, Esq.
3304 Franklin Avenue
P.O. Box 1238
Millbrook, NY 12545

Schedule A Description

Underwriter No. 697-D-70708

Title Number 18-NRA-DU-70708

Page 1

PARCEL I

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situated, lying and being in the Town of Washington, Dutchess County, New York, more particularly described as follows: ✓

BEGINNING at a point at the northerly line of Hammond Hill Road, said point being the southwesterly corner of the herein described parcel and being the southeasterly corner of lands of Scott Meyer and Alison S. Meyer as shown on a map entitled "Lot Line Change Between The Estate of Barbara S. Meyer and Scott and Alison S. Meyer" Filed Map 12118B, recorded at the Dutchess County Clerk's Office on July 8, 2013; thence along lands of Meyer, following the mean line of a wide stone wall and wire fence, N 09 deg. 00' 20" E 405.08 feet, N 08 deg. 58' 50" E 358.25 feet, N 08 deg. 24' 40" E 260.38 feet, following wire fence, S 88 deg. 37' 10" W 365.63 feet, N 04 deg. 58' 40" E 143.02 feet, following trace remains of wire fence, N 61 deg. 18' 00" W 167.89 feet, N 64 deg. 15' 40" W 149.74 feet, N 70 deg. 28' 50" W 219.27 feet, N 82 deg. 21' 30" W 85.51 feet, S 87 deg. 17' 40" W 12.64 feet and on a line of no physical bounds, N 14 deg. 31' 00" E 535.63 feet to a point; thence along lands of Higher Ground Farms LLC as shown on Filed Map 12204, following the mean line remains of rail & wire fence, S 82 deg. 53' 15" E 918.52 feet, following wire fence, N 09 deg. 15' 06" E 254.89 feet, following remains of stone wall and wire fence, N 08 deg. 51' 15" E 337.29 feet, following the mean line remains of wire fence, N 08 deg. 20' 17" E 556.61 feet, N 07 deg. 50' 29" E 609.28 feet to an 18" oak tree with wire and N 19 deg. 06' 31" E 67.44 feet to the northwest corner of the herein described parcel; thence continuing along lands of Higher Ground Farms LLC, following stone wall, S 81 deg. 30' 44" E 124.16 feet, S 78 deg. 41' 07" E 66.67 feet, S 78 deg. 31' 03" E 92.17 feet, S 74 deg. 55' 48" E 92.16 feet and on a line of no physical bounds, S 75 deg. 34' 27" E 236.82 feet to a point; thence along lands of the Plymouth Hills Inc. Subdivision, Filed Map 3655, S 74 deg. 55' 12" E 304.48 feet to a steel pin found, S 82 deg. 28' 52" E 381.30 feet and S 81 deg. 24' 12" E 143.35 feet to a point marking the northeasterly corner of the herein described parcel; thence along lands of Jonathan Rosen and Elise Rosen described in Document 02-2002-8738, following the mean line trace remains of wire fence in trees and on ground, S 09 deg. 09' 43" W 152.63 feet, S 05 deg. 27' 49" W 216.74 feet, S 05 deg. 11' 05" W 207.84 feet, following the remains of stone wall and stone wall, S 08 deg. 23' 05" W 247.73 feet, S 07 deg. 15' 32" W 155.74 feet, S 09 deg. 43' 46" W 128.50 feet, S 07 deg. 46' 00" W 224.13 feet, S 09 deg. 17' 34" W 130.53 feet, S 06 deg. 33' 37" W 101.50 feet and S 07 deg. 54' 15" W 175.56 feet to a nail found in the intersection of stone walls; thence continuing along lands of Rosen, S 77 deg. 27' 05" E 51.14 feet and S 11 deg.

Continued On Next Page

Schedule A Description - continued

Underwriter No. 697-D-70708

Title Number 18-NRA-DU-70708

Page 2

51' 25" W 89.87 feet to a steel pin found; thence along lands of Richard Giese described in Document 02-2000-8858, following the remains of stone wall and wire fence and the range thereof, S 13 deg. 33' 37" W 308.16 feet and on a line of no physical bounds, S 07 deg. 49' 55" W 310.00 feet to a point at the northerly line of Hammond Hill Road; thence along the northerly, westerly and northerly line of Hammond Hill Road, following stone wall, remains of stone wall and no physical bounds, S 70 deg. 39' 55" W 35.00 feet, S 04 deg. 22' W 140.00 feet, S 07 deg. 48' W 164.00 feet, S 08 deg. 16' W 684.00 feet, S 41 deg. 27' W 60.31 feet, N 83 deg. 42' W 185.00 feet, N 82 deg. 55' W 482.53 feet, S 85 deg. 43' W 57.88 feet, N 82 deg. 05' W 595.94 feet and N 85 deg. 32' W 127.32 feet to the point or place of beginning.

PARCEL II

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 found at the northerly line of Hammond Hill Road, said point being the southeasterly corner of a 30.84 acre parcel of land as shown on map entitled "Lot Line Change between Meyer and Mauff and Griffin-Watson" Filed Map No. 12118C recorded at the Dutchess County Clerk's Office on April 15, 2014 and being the southwesterly corner of lands of Erich Mauff and Adele Griffin-Watson described in Document No. 02-2013-4245; thence along the northerly and northeasterly side of Hammond Hill Road, N 85 deg. 14' 00" W 57.05 feet, N 67 deg. 31' 00" W 42.38 feet, N 38 deg. 16' 40" W 134.29 feet, N 19 deg. 26' 40" W 317.17 feet, N 28 deg. 40' 50" W 139.87 feet, N 43 deg. 00' 40" W 139.57 feet, N 57 deg. 08' 40" W 164.65 feet, N 80 deg. 58' 20" W 279.78 feet and N 81 deg. 39' 30" W 39.56 feet to a point marking the southwesterly corner of the herein described parcel; thence through lands of Scott Meyer and Alison Meyer, N 11 deg. 29' 14" E 597.75 feet to a steel pin marking the northwesterly corner of the herein described parcel; thence along lands of Erich Mauff and Adele Griffin-Watson, following the trace remains of wire fence, N 87 deg. 17' 40" E 12.64 feet, S 82 deg. 21' 30" E 85.51 feet, S 70 deg. 28' 50" E 219.27 feet to a 42" oak tree with wire, S 64 deg. 15' 40" E 149.74 feet, S 61 deg. 18' 00" E 167.89 feet to a steel pin found, following wire fence and the range thereof, S 04 deg. 58' 40" W 143.02 feet to a steel pin found, N 88 deg. 37' 10" E 365.63 feet to a steel pin found, following the mean center line of wide stone wall and wire fence S 08 deg. 24' 40" W 260.38 feet, S 08 deg. 58' 50" W 358.25 feet and S 09 deg. 00' 20" W 405.08 feet to the point or place of beginning.

Continued on Next Page

SCHEDULE A DESCRIPTION

Page 3

This conveyance is subject to a conservation easement which runs with the land and which was granted to Dutchess Land Conservancy, Inc. by instrument dated February 15, 1996 and recorded February 20, 1996 in the office of Dutchess County Clerk at Liber 1975, page 435.

Attachment "A" - Abutting Property Owners

211 Hammond Hill Rd

No.	Parcel Grid	Owner	Address
1	13588900696300005037780000	Russel Carson	650 Madison Ave, Fl 26, New York, NY 10022
2	13588900696300003797270000	Russel Carson	650 Madison Ave, Fl 26, New York, NY 10022
3	13588900696300004929500000	Brian Clouser	204 Hammond Hill Rd., Dover Plains, NY 12522
4	13588900696300002619320000	Explora Hudson Valley Inc.	15 Renwick St., Apt PH2, New York, NY 10013
5	13588900696400002202610000	Explora Hudson Valley Inc.	15 Renwick St., Apt PH2, New York, NY 10013
6	13588900696400003840420000	Explora Hudson Valley Inc.	15 Renwick St., Apt PH2, New York, NY 10013
7	13588900696400001881200000	Explora Hudson Valley Inc.	15 Renwick St., Apt PH2, New York, NY 10013
8	13588900696400004671290000	David Flannery, Trustee	237 Hammond Hill Rd., Dover Plains, NY 12522
9	13588900696400004800200000	Rolf Giese, LT	227 Hammond Hill Rd., Dover Plains, NY 12522
10	13588900696400004622670000	Roger Wayne Huelsnitz, Jr	1014 Route 343, Dover Plains, NY 12522
11	13588900696400003752880000	Karetzky Realty LLC	150 East 69th St., Apt 10N, New York, NY 10021
12	13588900696300003158130000	Carol Ann Mercer	1170 5th Ave, New York, NY 10029
13	13588900696300001979260000	Lawton Meyer	P.O. Box 918, Millbrook, NY 12545
14	13588900696300001879810000	Lawton Meyer	P.O. Box 918, Millbrook, NY 12545
15	13588900696400004052740000	Christopher Ranita	998 Route 343, Dover Plains, NY 12522
16	13588900696300004919120000	Jefferey Rennia, Trustee	178 Hammond Hill Rd., Dover Plains, NY 12522
17	13588900696300005299100000	Jefferey Rennia, Trustee	178 Hammond Hill Rd., Dover Plains, NY 12522
18	13588900696400004242700000	Mitchell Thompson	P.O. Box 981, Millbrook, NY 12545
19	13588900696400003932790000	Paul Vaillancourt	992 Route 343, Dover Plains, NY 12522
20	13588900696400004502680000	Christina Wong	1008 Route 343, Dover Plains, NY 12522