



Town of Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

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

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@washingtontny.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): Holly Hammond

Business Name: General Corbin Farm

Address: PO Box 142
Amenia, NY 12501

Telephone: 845 507-2806 Email Address: Smiles_12501@yahoo.com

Name of Record Owner(s) of Property: SAME AS ABOVE - Cape's Gemini, LLC

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: _____

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)	135889-6865-00-261530-0000
Name of Property Owner	Holly Hammond (Cape Gemini, LLC)
Property Street Address	3815-3817 Rt. 44 Millbrook
Number of Acres	4.5P
Zoning District from Zoning Map	Hamlet (Mixed Use)
Describe the Current Use of the Property	Vacant Commercial space
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 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

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

Applicant Name: _____

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

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

Special Use Permit	<u> X </u>	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	_____
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)

- X A copy of the current deed of each property.
- X Any easements affecting all parcels involved in the proposed activity.
- X 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.
- X 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).
- X Owner's Endorsement - <file.html> (washingtonny.org) – note ALL owners must sign, including both spouses.
- X Consent to Inspection - <file.html> (washingtonny.org)
- X Section 809 Ethics Statement
- X 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? _____

_____ 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.

Applicant Name: _____

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:

Bring local agricultural products from surrounding producers into the space to have available for purchase. Center primarily to local producers
Ag & Markets

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

Yes _____ No If yes, please list in detail:

F. Total acreage involved in the application. 4.58

G. Total contiguous acreage controlled by the applicant/owner. 2

(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)	135889-6865-00-654563-000
Name of Property Owner	Cape's Gem LLC
Property Street Address	Crescent Rd.
Number of Acres	2

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

Applicant Name: _____

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

I. Types of existing structures (list):

J. Total square footage of all new construction. 0

K. Estimated value of new construction or addition. 0

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

New construction:

Residential _____

Commercial _____

Institutional _____

Home occupation _____

Expansion:

Residential _____

Commercial _____

Institutional _____

Change in Use Retail

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 Surveyer

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Other Type of

Professional: _____

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Applicant Name: _____

N. Does this application require approvals from any other organization or entity (for example, i.e: NYS DOT, Dutchess County Board of Health, Dutchess County Department of Transportation, the Village of Millbrook)?

Yes _____ No If yes, please identify the organization and whether an application has been made to them

II. For **SUBDIVISION AND LOT LINE ADJUSTMENT** applications, please also answer the following:

A. **LOTS**

Number of lots proposed: _____

Size of the smallest lot proposed: _____

Size of the largest lot proposed: _____

B. **DRIVEWAYS**

Number of private driveways proposed: _____

Number of common driveways proposed: _____

Maximum number of lots served by a common driveway: _____

C. Preliminary Plat includes _____ acres and tentatively includes _____ future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is _____ (define your measure in acres or square feet).

D. Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No _____ Yes _____

E. Does subdivider intend to submit a single subdivision plat for filing with the County Clerk for all property in the Preliminary Plat? Yes _____ No _____

If no, state the number of sections to be filed. _____

III. **FEES AND ESCROW**

A. Application Fee and Escrow Deposit

An Application Fee and an initial Escrow Deposit for the amounts listed in the chart on the next page for your type of application must be included with this application.

Applicant Name: _____

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		
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		
SITE PLAN APPLICATION FEE			
	\$600.00		
SPECIAL USE PERMIT FEE			
	\$600.00	<i>600.00</i>	
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: Haley Hammond

The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$ _____

Dated: 3/5/24

[Signature]
Signature of Applicant

Signature of Owner (if different)

Applicant Name: Holly Hammond / self



Washington

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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of CT }

County of Litchfield }

ss:

Holly Hammond being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for 3815 Rt. 44
Millbrook 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 243 B Macedonia in the County of Litchfield and the State of CT.
3. That he/she is the owner 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



**SANDRA CALOGERO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 12/31/2026**

Applicant Name: Holly Hammond



The
Washington

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

DISCLOSURE OF BUSINESS INTEREST

State of CT }

County of Litchfield } ss:

Holly Hammond 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.)

OWNER

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.)

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

Agent/Owner

[Signature]
Notary Public



**SANDRA CALOGERO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMM. EXP. 12/31/2026**



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

CT
STATE OF NEW YORK

COUNTY OF Litchfield

Holly Hammond 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 243 B Macedonia Rd
City KENT State CT Zip 06757

I have authorized (name) Holly Hammond of (Company) DBA General Colman Star to make the foregoing application to the Town of Washington for approval as described herein for the property located at 3815 Rt. 44 Millbrook, NY Property ID # 138881
686500661530.0000

[Signature]
Signature

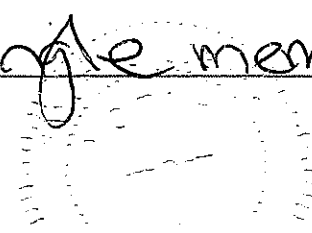
Cape's Gemini, LLC
If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this 20th day of March 2024
Notary Public Sandra Calogero Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: Single member



SANDRA CALOGERO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES



1. For Site Plan Approval, place the following owner endorsement signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to keep the premises as per plan approval by the planning board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved herein. Dutchess county clerk.

[Signature]
Owner
3/15/24
Date

[Signature]
Applicant
3/15/24
Date

2. For Site Plan, place the following signature block on the proposed plan:

TOWN OF WASHINGTON PLANNING BOARD
PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____ and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date

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

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the office of the Dutchess County Clerk.

Owner

Date

Applicant

Date

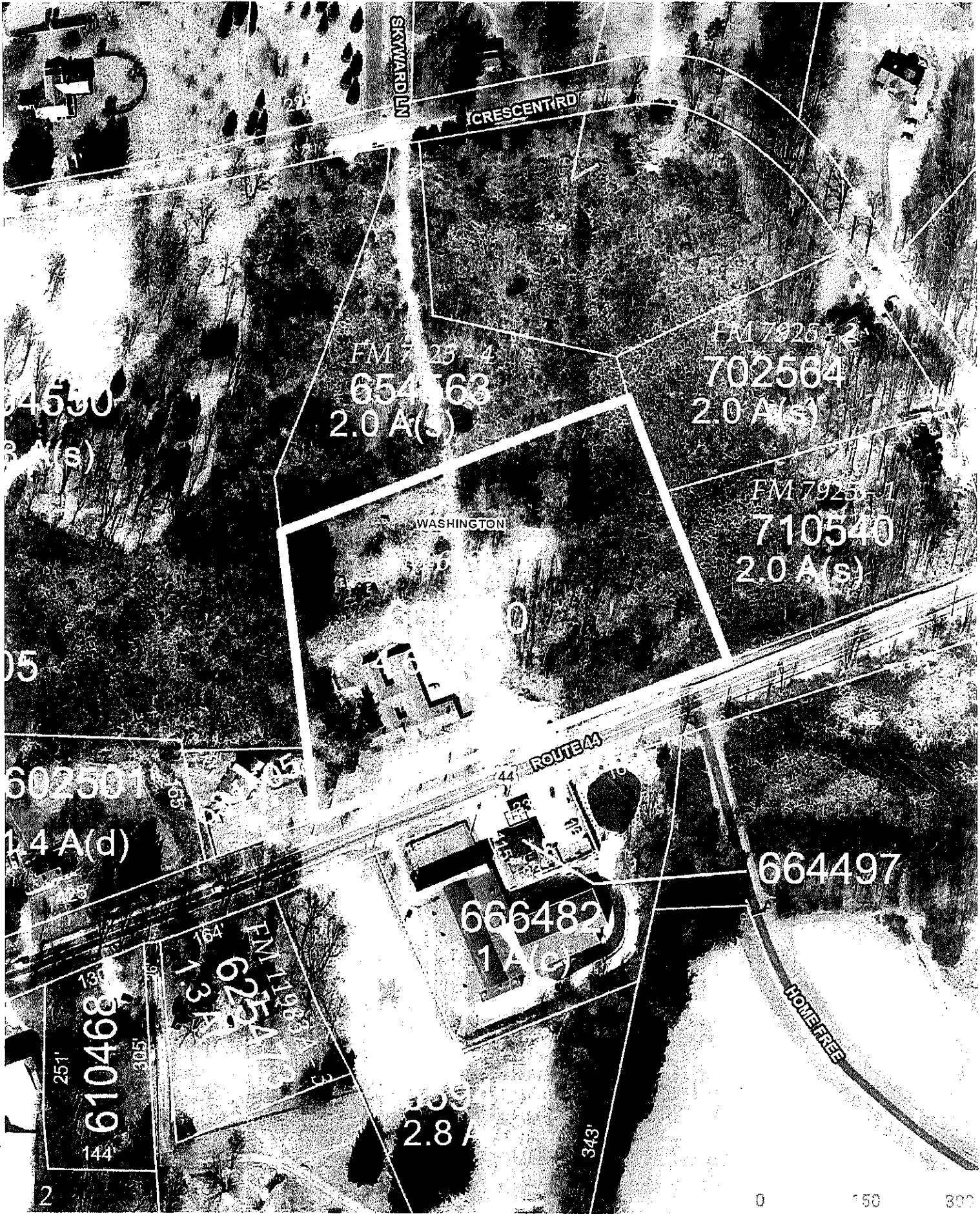
4. For **Subdivision and Lot Line Revision**, place the following signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD
SUBDIVISION APPROVAL

The plan of the development for the property as depicted hereon was approved by a majority of the members of the Town Of Washington Planning Board at a meeting held on _____, and after a public hearing held on _____. By signature of the Chairperson as set forth below, the Planning Board certifies that the requirements of Section 276 of the Town Law and the requirements of Chapter 177section 177 of the Town of Washington Code have been met and the condition of Subdivision Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date



SKWARD LN

CRESCENT RD

FM 7925-4
654563
2.0 A(s)

FM 7925-2
702564
2.0 A(s)

FM 7925-1
710540
2.0 A(s)

WASHINGTON

ROUTE 44

664497

666482
1 A(s)

HOME FREE

610468

FM 1198-1
6254108
1.3 A

309
2.8 A

343



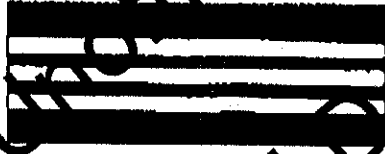
Dutchess County
New York

Dutchess County, NY

Printed by
Parcel Process

N

Parcel ID:
2/21/12



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 9/24/2020

Time Recorded: 3:06 PM

DOWNEY NAAB & MURPHY PLLC
87 MAIN ST
PO BOX 663
MILLERTON, NY 12546

Document #: 02 2020 3790

Received From: DUTCHESS COLUMBIA ABST

Grantor: HAMMOND HOLLY
Grantee: CAPE G GEMINI LLC

Recorded In: Deed

Tax District: Washington

Instrument Type:

Examined and charged As Follows :

Recording Charge: \$310.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 282

Number of Pages: 3

*** Do Not Detach This Page

*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: [Signature]
Receipt #: 24473
Batch Record #: 204

Bradford Kendall
County Clerk



0220203790

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE made on the 17th day of September, Two Thousand and Twenty

BETWEEN

HOLLY HAMMOND, residing at 243B Macedonia Road, Kent, CT 06757 (mailing address: P.O. Box 112, Armenia, NY 12501).

party of the first part, and

CAPE'S GEMINI, LLC, a New York Limited Liability Company, having an address at 3815 Route 44, Millbrook, NY 12545

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100 Dollar (\$1.00), lawful money of the United States, and other good 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 building and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, shown and designated as Lots 1 and 2 on a certain map entitled "Plat of Taylor Subdivision" in the Town of Washington, Dutchess County, New York, prepared by Harry J. Bly, a Licensed Surveyor, Millbrook, New York, dated June 5, 1984, revised June 8, 1984 and filed in the Dutchess County Clerk's Office on July 12, 1984 as Map #6960.

SUBJECT TO the following:

- (1) The state of facts as shown on Filed Map #6960 and any state of facts or changes in street line that an accurate survey or an inspection of the above-described premises would show.
- (2) Rights of the Central Hudson Gas & Electric Company to use and maintain poles and overhead wires extending from Route 44 to Crescent Road as shown on K.P. Map #6980.
- (3) Zoning regulations and ordinances of the Town in which the premises lie which are not violated by existing structures (See reference to zoning of Lots 1 and 2 on Filed Map).
- (4) Rights if any of Ohio Oil and Gas as set forth in Agreement dated May 17, 1982 between Clarissa P. Taylor and Ohio Oil and Gas recorded in Dutchess County Clerk's Office on July 21, 1982 in Liber 1583 at Page 197.
- (5) Easement and right of way in instrument dated April 2, 1969, acknowledged July 19, 1969, recorded in Dutchess County Clerk's Office on October 7, 1969 in Book No. 1274 of Deeds at page 688.

FOR REFERENCE ONLY: Property Address: 3815-3817 Route 44
 Tax Map No.: 135889-6865-00-661530-0000

FOR REFERENCE ONLY: Property Address: Crescent Road
 Tax Map No.: 135889-6865-00-654563-0000

BEING the same premises conveyed to Holly Hammond by deed of Julie Kagan, as Successor Trustee of The David B. Hammond Revocable Trust dated November 3, 2010, said deed dated July 28, 2016 and recorded in the Dutchess County Clerk's Office on August 10, 2016 as Document #02-2016-5276.

Unpaid / Unofficial Document

17 Wash 253/315

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 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 read "parties" whenever the sense of this indenture so requires.

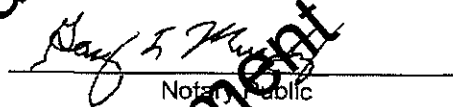
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of


Holly Hammond

STATE OF NEW YORK)
) SS.:
COUNTY OF DUTCHESS)

On the ^{17th} day of September, 2020, before me, the undersigned a Notary in and for said State, personally appeared HOLLY HAMMOND, 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

RECORD AND RETURN TO:

Gary L. Murphy, Esq.
Downey, Haab & Murphy PLLC
87 Main Street, P.O. Box 663
Millerton, NY 12546

GARY L. MURPHY
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires March 2, 2023

24
Wash 55
25
3

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made on the 17th day of September, Two Thousand and Twenty

BETWEEN

HOLLY HAMMOND, residing at 243B Macedonia Road, Kent, CT 06757 (mailing address: P.O. Box 142, Amenia, NY 12501).

party of the first part, and

CAPE'S GEMINI, LLC, a New York Limited Liability Company, having an address at 3815 Route 44, Millbrook, NY 12545

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100 Dollar (\$1.00), lawful money of the United States, and other good 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 building and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, shown and designated as Lots 1 and 2 on a certain map entitled "Plat of Taylor Subdivision" in the Town of Washington, Dutchess County, New York, prepared by Harry J. Bly, Land Surveyor, Millbrook, New York, dated June 5, 1984, revised June 8, 1984 and filed in the Dutchess County Clerk's Office on July 12, 1984 as Map #6960.

SUBJECT TO the following:

- (1) The state of facts as shown on Filed Map #6960 and any state of facts or changes in street line that an accurate survey or an inspection of the above-described premises would show.
- (2) Rights of the Central Hudson Gas & Electric Company to use and maintain poles and overhead wires extending from Route 44 to Crescent Road as shown on R.O. Map #6980.
- (3) Zoning regulations and ordinances of the Town in which the premises lie which are not violated by existing structures (See reference to zoning of Lots 1 and 2 on Filed Map).
- (4) Rights if any of Ohio Oil and Gas as set forth in Agreement dated May 17, 1982 between Clarissa P. Taylor and Ohio Oil and Gas recorded in Dutchess County Clerk's Office on July 21, 1982 in Liber 1583 at Page 197.
- (5) Easement and right of way in instrument dated April 2, 1969, acknowledged July 19, 1969, recorded in Dutchess County Clerk's Office on October 7, 1969 in Book No. 1274 of Deeds at page 688.

FOR REFERENCE ONLY:

Property Address: 3815-3817 Route 44

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ONE and 00/100 Dollar (\$1.00), lawful money of the United States, and other good 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 building and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess, State of New York, shown and designated as Lots 1 and 2 on a certain map entitled "Plat of Taylor Subdivision" in the Town of Washington, Dutchess County, New York, prepared by Harry J. Bly, Land Surveyor, Millbrook, New York, dated June 5, 1984, revised June 8, 1984 and filed in the Dutchess County Clerk's Office on July 12, 1984 as Map #6960.

SUBJECT TO the following:

(1) The state of facts as shown on Filed Map #6960 and any state of facts or changes in street line that an accurate survey or an inspection of the above-described premises would show.

(2) Rights of the Central Hudson Gas & Electric Company to use and maintain poles and overhead wires extending from Route 44 to Crescent Road as shown on R.O. Map #6980.

(3) Zoning regulations and ordinances of the Town in which the premises lie which are not violated by existing structures (See reference to zoning of Lots 1 and 2 on Filed Map).

(4) Rights if any of Ohio Oil and Gas as set forth in Agreement dated May 17, 1982 between Clarissa P. Taylor and Ohio Oil and Gas recorded in Dutchess County Clerk's Office on July 21, 1982 in Liber 1583 at Page 197.

(5) Easement and right of way in instrument dated April 2, 1969, acknowledged July 19, 1969, recorded in Dutchess County Clerk's Office on October 7, 1969 in Book No. 1274 of Deeds at page 688.

<u>FOR REFERENCE ONLY:</u>	<u>Property Address:</u>	3815-3817 Route 44
	<u>Tax Map No.:</u>	135889-6865-00-661530-0000

<u>FOR REFERENCE ONLY:</u>	<u>Property Address:</u>	Crescent Road
	<u>Tax Map No.:</u>	135889-6865-00-654563-0000

BEING the same premises conveyed to Holly Hammond by deed of Julie Kagan, as Successor Trustee of The David B. Hammond Revocable Trust dated November 3, 2010, said deed dated July 28, 2016 and recorded in the Dutchess County Clerk's Office on August 10, 2016 as Document #02-2016-5276.

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.

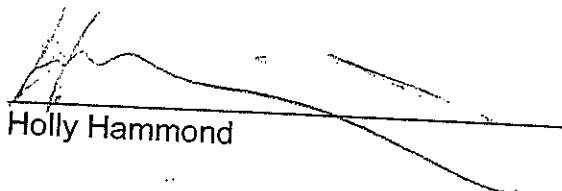
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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 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 read "parties" whenever the sense of this indenture so requires.

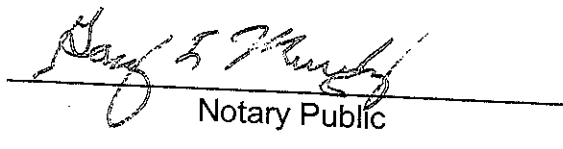
IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

In presence of:


Holly Hammond

STATE OF NEW YORK)
) SS.:
COUNTY OF DUTCHESS)

On the 17th day of September, 2020, before me, the undersigned a Notary in and for said State, personally appeared HOLLY HAMMOND, 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