



Washington

TOWN OF WASHINGTON
PLANNING BOARD

10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
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. 116
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): Roderick W. Ciferri III - Trustee
 Business Name: R.W. Ciferri Jr. 1990 Trust
 Address: P.O. Box 750
Millbrook, N.Y. 12545
 Telephone: 845-797-0643 Email Address: rod.ciferri@optonline.net

Name of Record Owner(s) of Property: R.W. Ciferri Jr. 1990 Trust
 Address: P.O. Box 750
Millbrook, N.Y. 12545
 Telephone: 845-797-0643 Email Address: rod.ciferri@optonline.net

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: Roderick W. Cifari III

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)	<u>6764-01-288522</u>
Name of Property Owner	<u>R.W. Cifari Jr. 1990 Trust</u>
Property Street Address	<u>Lot #3 Maple Hill Dr.</u>
Number of Acres	<u>1.370 A.</u>
Zoning District from Zoning Map	<u>RH-1</u>
Describe the Current Use of the Property	<u>Vacant Bld. Lot</u>
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> X </u> 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?	<u> </u> YES <u> X </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	<u>6764-03-286494</u>
Name of Property Owner	<u>R.W. Cifari Jr. 1990 Trust</u>
Property Street Address	<u>Lot #7 County House Rd.</u>
Number of Acres	<u>1.083 A.</u>
Zoning District from Zoning Map	<u>RH-1</u>
Describe the Current Use of the Property	<u>Vacant Bld. Lot</u>
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> X </u> 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?	<u> </u> YES <u> X </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	<u>6764-01-287556</u>
Name of Property Owner	<u>R.W. Cifari Jr. 1990 Trust</u>
Property Street Address	<u>Lot #2 Maple Hill Dr.</u>
Number of Acres	<u>1.718 A.</u>
Zoning District from Zoning Map	<u>RH-1</u>
Describe the Current Use of the Property	<u>Vacant Bld. Lot</u>
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> X </u> 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?	<u> </u> YES <u> X </u> NO

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)	6764-01-274557
Name of Property Owner	McRory H. and Mary Lynn Swart
Property Street Address	19 Maple Hill Dr.
Number of Acres	1/3 of 1 Acre
Zoning District from Zoning Map	RH-1
Describe the Current Use of the Property	Single Family Home
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input checked="" 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)	6764-01-309516
Name of Property Owner	R.W. C. Ferri Jr. 1990 Trust
Property Street Address	56 County House Rd.
Number of Acres	1.015-A
Zoning District from Zoning Map	RH-1
Describe the Current Use of the Property	Duplex Rental
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input checked="" 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)	6764-01-313539
Name of Property Owner	R.W. C. Ferri Jr. 1990 Trust
Property Street Address	52-54 County House Rd.
Number of Acres	2 A
Zoning District from Zoning Map	RH-1
Describe the Current Use of the Property	Apartments & Shop + Warehouse
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input checked="" 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

Applicant Name: Roderick W. Citem II

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

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

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

B. All applications must include all of the following documents. (Please mark with a check to indicate that each is enclosed)

- 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 – (You will find this attached to the end of this application.) Note ALL owners must sign, including both spouses.
- X Consent to Inspection – (can be found on Planning Board page under "Planning Board Documents and Forms").
- N.A. Section 803 Ethics Statement. (You will find this attached to the end of this application.)
- 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)

- N.A. Agricultural Data Statement. (This can be found on Planning Board page under "Planning Board Documents and Forms").
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? _____
- N.A. Wetland Permit Application. (This can be found on Planning Board page under "Planning Board Documents and Forms").
Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.

Applicant Name: R.W. Ciferri III

N.A.

A Wetlands Application may be required if the proposed activity is:

- within 50 feet of the boundary of a wetland that is at least 1/4 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:

1. Lot line changes between Lot #3 + Lot #7 that allows an exchange of drive ways which will provide better access to each lot.
2. Lot line change between lot #2 and 19 Maple Hill Dr. to give 19 Maple Hill Dr. access to its driveway.
3. Lot line change between Lot #9 [Benett House] and R.W. Ciferri Jr. 1990 Trust [Shop] to allow an existing parking area to be located on the right parcel.

* The actions listed above do not increase any non-conformity.

N.A.

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

Yes _____ No X If yes, please list in detail:

F. Total acreage involved in the application. 13A + a -

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

(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)	Lot #	Vacant Land at Maple Hill & County House Rd
Name of Property Owner <u>R.W. Ciferri Jr. 1990 Trust</u>	8	6764-03-305497 County House Rd.
Property Street Address <u>County House Rd + Maple Hill Dr.</u>	7	6764-03-286494 County House Rd
Number of Acres <u>1.3 + Acres</u>	6	6764-03-268492 Maple Hill drive
<u>Maple Hill Subdivision</u>	5	6764-03-249489 Maple Hill drive
Dutchess County Tax Map Number (1234-00-123456-0000)	1	6764-01-295576 Maple Hill Drive
Name of Property Owner	3	6764-01-288522 Maple Hill Drive
Property Street Address	2	6764-01-287553 Maple Hill Drive
Number of Acres	4	6764-01-271520 Maple Hill Drive

52-54 County House Rd - 6764-01-313539 - Shop
 56 County House Rd - 6764-01-309516 - Duplex

Applicant Name: Roderick W. Citem III

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 3

I. Types of existing structures (list):
52-54 County House Rd - Shop, Warehouse, Apartment; 56 County House Rd - Duplex
All other lots (8) owned by R.W. Citem Jr. W/O Trust are vacant
19 Maple Hill Dr. - Single Family Home owned by Leroy + Lynn Smart

J. Total square footage of all new construction. N.A.

K. Estimated value of new construction or addition. N.A.

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

New construction:
Residential _____
Commercial _____
Institutional _____
Home occupation _____

Expansion:
Residential _____
Commercial _____
Institutional _____
Change in use _____
Other: _____

M. If any of the following professionals are involved in the proposed project or activity, please identify and provide contact information:

Professional Engineer Name: _____ Address: _____ Email Address: _____ Telephone Number: _____	Licensed Land Surveyer Name: <u>Bly + Houston L.L.P.</u> Address: <u>Elm Drive</u> <u>Millbrook, N.C. 27545</u> Email Address: <u>Bly + Houston AOL.com</u> Telephone Number: <u>845-797-8830</u>
Attorney Name: _____ Address: _____ Email Address: _____ Telephone Number: _____	Other Type of Professional: _____ Name: _____ Address: _____ Email Address: _____ Telephone Number: _____

Applicant Name: Roderick W. Citteri III

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: _____

No new lots are being formed, this is Lot Line adjustment so that like sized driveways can be exchanged. Acreage of the lots stay the same. There is

N.A.

B. **DRIVEWAYS**

Number of private driveways proposed: _____

Number of common driveways proposed: _____

Maximum number of lots served by a common driveway: _____

No increase in non-conformity.

N.A.

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).

N.A.

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: Roderick W. Ciferri III

Fees are payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type	Amount	Amount Due	Date Paid
ESCROW FEE (DUE FOR ALL APPLICATIONS)			
Initial Escrow Deposit:	\$1,500.00	1500	8/19/24
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	600	8/19/24
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		
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: Richard W. Ciprii III

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. \$ 2100

Dated: 8/12/24

Richard W. Ciprii III - Trustee
Signature of Applicant

Signature of Owner (if different)

Applicant Name. _____



Washington

**TOWN OF WASHINGTON
PLANNING BOARD**
10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtontny.org

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

Roderick W. CiFerri III being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Lot line changes at Maple Hill Subdivisions 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 25 Ciferri Dr., Millbrook, N.Y. 12545 in the County of Dutchess and the State of New York.
3. That he/she is the Trustee 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.

Roderick W. CiFerri III
Agent/Owner

Agent/Owner

Therese M. Cox
Notary Public

THERESE M COX
Notary Public, State of New York
Reg. No. 01C05015260
Qualified in Dutchess County
My Commission Expires 07/19/2025

Applicant Name: _____



Washington

**TOWN OF WASHINGTON
PLANNING BOARD**
10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtonny.org

DISCLOSURE OF BUSINESS INTEREST

State of _____ }

} ss:

County of _____ }

N.A.

_____ 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.

Rudolph W. Gilman Jr. - Trustee
Agent/Owner

Agent/Owner

Notary Public



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:

Roderick W. Ciferri III, 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 25 Ciferri Dr.

City Millbrook State N.Y. Zip 12545

I have authorized (name) R.W. Ciferri Jr. 1990 Trust of (Company) _____ to make the foregoing application to the

Town of Washington for approval as described herein for the property located at

Maple Hill Subdivision

Property ID # See Page 4

THERESE M COX
Notary Public, State of New York
Reg. No. 01C05015260
Qualified in Dutchess County
My Commission Expires 07/19/2025

Roderick W. Ciferri III
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 19th day of August, 2024
Notary Public Theresa M. Cox Notary Stamp: commission expires:

Proof of Authority is attached. Type of Authority: Trustee listed on Tax Roll

**IN PERSON
PAYMENT**

Town of Washington Town Hall
PO Box 667
10 Reservoir Drive
Millbrook, NY 12545
M-F 9:00am-12:30pm, 1:30pm-3:00pm

MAKE CHECKS PAYABLE TO:
Christina Briggs, Tax Collector
PO Box 667
Millbrook, NY 12545
845-677-3419

Ciferri Roderick W III Tr
Whalen Sadie C Trustee
PO Box 750
Millbrook, NY 12545

**STATEMENT OF COUNTY/TOWN TAXES
TOWN OF WASHINGTON**

Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1 of 1	1	135889	972	894
Fiscal Year		Warrant Dated	Bank Code	Account No.
1/1/2024 to 12/31/2024		12/18/2023		20286494
Estimated State Aid				
CNTY 101,752,159		TOWN 16,730		

FOR YOUR INFORMATION

Last day to pay without penalty: February 29, 2024. After this date see Penalty Schedule.

SEE REVERSE SIDE FOR MORE INFORMATION

PROPERTY IDENTIFICATION	
PARCEL ID	135889-6764-03-286494-0000
LOCATION	County House Rd
ACREAGE	1.08
SCHOOL	Millbrook CSD
PROPERTY CLASS	314 - Rural vac<10

The assessor estimates the Full Market Value of this property as of July 1, 2022 was: 66,800
The Total Assessed Value of this property is: 52,100
The Uniform Percentage of Value used to establish assessments was: 78.00

For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'Contesting Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Tax Services website at <http://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf>. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES

Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
County Tax	99,296,380	-0.1	52,100.00	2.852816	148.63
Town Outside Tax	2,032,355	3.0	52,100.00	1.999052	104.15
Millbrook Library	184,000	0.0	52,100.00	.149156	7.77
Washington Fire Prot	605,862	0.2	52,100.00	.506323	26.38

Town of Washington
Tax Collector - Paid
FEB 12 2024
Christine Briggs

* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

PENALTY SCHEDULE			
If Paid Between	Amount	Penalty/Interest	Total Due
Today - 2/29/2024	286.93	0.00	\$286.93
3/1/2024 - 3/31/2024	286.93	5.74	\$292.67
4/1/2024 - 4/30/2024	286.93	11.48	\$298.41

PAY THIS AMOUNT: \$286.93
By: **2/29/2024**
After this date see penalty schedule at left

**IN PERSON
PAYMENT**

Town of Washington Town Hall
PO Box 667
10 Reservoir Drive
Millbrook, NY 12545
M-F 9:00am-12:30pm, 1:30pm-3:00pm

MAKE CHECKS PAYABLE TO:

Christine Briggs, Tax Collector
PO Box 667
Millbrook, NY 12545
845-677-3419

Ciferri Roderick W III Tr
Whalen Sadie C Trustee
PO Box 750
Millbrook, NY 12545

**STATEMENT OF COUNTY/TOWN TAXES
TOWN OF WASHINGTON**

Page No.	Roll Sect.	SWIS Code	Bill No.	Sequence No.
1 of 1	1	135889	970	892
Fiscal Year		Warrant Dated	Bank Code	Account No.
1/1/2024 to 12/31/2024		12/18/2023		20249489
Estimated State Aid				
CNTY 101,752,159		TOWN 16,730		

FOR YOUR INFORMATION

Last day to pay without penalty: February 29, 2024. After this date see Penalty Schedule.

SEE REVERSE SIDE FOR MORE INFORMATION

PROPERTY IDENTIFICATION	
PARCEL ID	135889-6764-03-249489-0000
LOCATION	Maple Hill Dr
ACREAGE	1.01
SCHOOL	Millbrook CSD
PROPERTY CLASS	314 - Rural vac<10

The assessor estimates the Full Market Value of this property as of July 1, 2022 was: 63,300
 The Total Assessed Value of this property is: 49,400
 The Uniform Percentage of Value used to establish assessments was: 78.00

For an explanation of the grievance process, please contact the local assessor and ask for the booklet entitled 'Contesting Your Assessment'. This booklet is also available from the Dutchess County Real Property Tax Service Agency or the NYS Office of Real Property Tax Services website at <http://www.tax.ny.gov/pdf/publications/orpts/grievancebooklet.pdf>. Please note that the period for filing complaints on the above assessment has passed.

Exemption	Value	Tax Purpose	Full Value Estimate	Exemption	Value	Tax Purpose	Full Value Estimate

PROPERTY TAXES

Taxing Purpose	Total Levy	% Change in Levy from Prior Year *	Taxable Assessed Value or Units	Rates per \$1000 or per Units	Tax Amounts
County Tax	99,296,380	-0.1	49,400.00	2.852816	140.93
Town Outside Tax	2,032,355	3.0	49,400.00	1.999052	98.75
Millbrook Library	184,000	0.0	49,400.00	.149156	7.37
Washington Fire Prot	605,862	0.2	49,400.00	.506323	25.01

Town of Washington
Tax Collector - Paid
FEB 12 2024
Christine Briggs

* This is the percent of increase or decrease of the current year's tax levy over the previous year's tax levy. This does not represent the total percent of your tax increase or decrease. The tax levy is the total amount to be raised by property taxes.

PENALTY SCHEDULE

If Paid Between	Amount	Penalty/Interest	Total Due
Today - 2/29/2024	272.06	0.00	\$272.06

PAY THIS AMOUNT: \$272.06
By: 2/29/2024



Washington

TOWN OF WASHINGTON
BUILDING, PLANNING & ZONING
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

Consent to Inspection

The undersigned, does hereby state:

R.W. CiFerri Jr. 1990 Trust and _____
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
Maple Hill Dr. + County House Rd.
which is shown and designated on the Dutchess County Tax Map as:

Maple Hill Subdivision

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following: Lot line revision to vacant land.

- Assessment Review
- Building Permit
- Municipal Search
- Planning Board Application
- Zoning Board of Appeals Application

That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to conduct such inspections as they may deem necessary with respect to the aforesaid application, including inspections to determine that said premises comply with all of the laws, ordinances, rules, and regulations of the Town of Washington. The time and date of the inspection will be scheduled in advance with the property owner or their representative. **Failure to schedule an inspection will delay your project.**

That the undersigned, in consenting to such inspections, does so with the knowledge and understanding that any information obtained will be used in conjunction with the application, and may delay your application if violations of the laws, ordinances, rules or regulations of the Town of Washington have been identified, and that your assessment may be increased based upon information found in the site inspection.

Contact person for inspection: Roderick W. CiFerri III - Trustee
Phone Number to schedule inspection: _____

Signature

Roderick W. CiFerri III
Signature

Print Name

Roderick W. CiFerri III
Print Name

Dated: _____

Dated: 8/19/24

THIS INDENTURE, made the 22 day of October, nineteen hundred and ninety-one
BETWEEN

RODERICK W. CIFERRI, JR.
c/o P.O. BOX 120
MILLBROOK, NY 12545

party of the first part, and

RODERICK W. CIFERRI, III, P.O. BOX 750, MILLBROOK,
NY 12545; SADIE C. WHALEN, P.O. BOX 750, MILLBROOK,
NY 12545; and MICHAEL FRANCIS CIFERRI, 2532 SOUTH
WEST RACQUET CLUB DRIVE, PALM CITY, FL 34990, as Trustees
of the RODERICK W. CIFERRI, JR. 1990 Trust

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

-----ONE and 00/00 (\$1.00) ----- dollars,

lawful money of the United States, & other good and valuable consideration paid
by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or
successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,
lying and being in the

Village of Millbrook, Town of Washington, County of Dutchess and
State of New York, and more particularly described in Schedule A
annexed heretc.

SCHEDULE A

PARCEL NO. 1 (ANSON AVENUE PARCEL)

All that piece or parcel of land situate, lying and being in the Town of Washington, Village of Millbrook, Dutchess County, New York, being more particularly bounded and described as follows:

Beginning at a point at the intersection of Anson Avenue and Front Street the southwesterly corner of the herein described parcel;

thence along the easterly bounds of Front Street N 17° 39' 36" E 98.37 feet to a point, said point being the southwesterly corner of lands now or formerly Thomas F. & Evna Lee Green, Liber 973 Page 549, the northeasterly corner of the herein described parcel;

thence along the southerly boundary of said Green S 58° 51' 24" E 115.00 feet to a corner of lands now or formerly Adolf J. Ciferri, Liber 721 Page 424, the northeasterly corner of the herein described parcel;

thence along the westerly boundary of said Ciferri S 17° 39' 36" W 146.60 feet to the northerly bounds of Anson Avenue;

thence along the bounds of Anson Avenue N 25° 22' 30" W 6.40 feet; and also along said Anson Avenue as described in deed from the Village of Millbrook to Roderick W. Ciferri, III, Liber 1632 Page 450, the following two (2) courses and distances:

- 1) N 32° 13' 00" W 70.00 feet
- 2) N 47° 14' 50" W 59.56 feet

to the place of beginning.

Containing 0.30 acres of land.

The above survey description is intended to be the same premises conveyed to the Grantor as follows:

By deed from Roderick W. Ciferri, III to Roderick W. Ciferri, III d/b/a R.W. Ciferri Real Estate dated July 28, 1988 and recorded in the Dutchess County Clerk's Office on August 2, 1988 in Liber 1806 of Deeds at page 261; and a portion of premises conveyed by deed from Village of Millbrook to Roderick W. Ciferri, III dated April 30, 1984 and recorded in the Dutchess County Clerk's Office on May 7, 1984 in Liber 1632 of Deeds at page 450.

Subject to any grants or easements of record.

* PARCEL NO. 2 (MAPLE HILL)

All that certain plot, piece or parcel of land, situate, lying and being in the Town of Washington, Dutchess County, State of New York, as designated on Lot Nos. 1, 2, 3, 4, 5, 6, and 7 as shown on a map entitled "Revision to Maple Hill Subdivision - Filed Map No. 8178A" filed in the Dutchess County Clerk's Office 7/18/88 as Map No. 8178B.

TOGETHER with a right of way and the right to construct, operate and maintain, and to repair, inspect and remove drainage pipes and appurtenances which will be connected to the existing catch basins on a 4 acre parcel formerly or now owned by the Josephine Carwile and described on Map #7171. The Purchaser shall also have the right to use the existing

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drainage system on the said 4 acre parcel. The purpose of this easement is to discharge surface water from the three lots herein conveyed. The said 4 acre parcel formerly or now owned by Josephine Carwile is described as follows:

BEGINNING at a point in the southerly line of Old Route 82 marking the most northerly corner of the herein described parcel and the most westerly corner of lands of Charles F. Servatius and Margaret Servatius as described in Liber 1449 of Deeds at Page 405; thence along lands of said Servatius S 24 deg. 38' 56" E 98.03 feet; S 37 deg. 38' 56" E 190.67 feet; N 33 deg. 32' 44" E 223.81 feet to a corner; thence in part along lands of Shanks as described in Liber 1633 of Deeds at Page 656 and in part along lands of Ross as described in Liber 773 of Deeds at Page 527, S 83 deg. 53' 16" E 176.87 feet to an iron pipe; thence continuing in part along lands of said Ross in part along lands of Morelli as described in Liber 1303 of Deeds at Page 419, in part along lands of Myers as described in Liber 1362 of Deeds at Page 895, in part along lands of Hall as described in Liber 685 of Deeds at Page 539 and in part along lands of Manzi as described in Liber 1417 of Deeds at Page 351, S 21 deg. 50' 10" W 462.40 feet to the most southerly corner of the herein described parcel; thence through the lands of Josephine Carwile as described in Liber 1433 of Deeds at Page 411, W 60 deg. 20' 23" W 267.96 feet to a point in the easterly line of lands of Dianni as described in Liber 1327 of Deeds at Page 216; thence along the same N 31 deg. 52' 59" E 86.65 feet and S 72 deg. 46' 27" W 235.00 feet to an iron pipe in the easterly line of Maple Hill Drive; thence along said road line N 26 deg. 13' 33" W 272.46 feet to a point in the southerly line of Old Route 82 marking the most westerly corner of the herein described parcel; thence along said road line N 61 deg. 25' 31" E 79.53 feet and N 65 deg. 01' 04" E 195.47 feet to the point or place of beginning. Containing 4.00 acres of land.

BEING a portion of the premises conveyed by Josephine Carwile to Roderick W. Ciferri, III by deed dated January 21, 1986 and recorded in the Dutchess County Clerk's Office on January 27, 1986 in Liber 1696 of Deeds at page 69.

ALSO, ALL THAT TRACT, PIECE OR PARCEL OF LAND situate in the Town of Washington, Dutchess County, New York, designated as Lot 8 as shown on a map entitled "Revision to Maple Hill Subdivision - Filed Map No. 8178A" filed in the Dutchess County Clerk's Office 7/18/88 as Map No. 8178B.

Together with the right of ingress and egress over and across the existing driveway situate on Lot 7 having a 31.90 foot frontage on County House Road and a depth of 270.00' along Lots 8 and 9.

Lot 8 is a portion of premises conveyed to the Grantor as follows:

By deed from Shirley B. Bennett to Roderick W. Ciferri, III dated November 24, 1986 and recorded in the Dutchess County Clerk's Office on November 26, 1986 in Liber 1727 of Deeds at page 317.

Subject to any grants or easements of record.



PARCEL NO. 3 (BENNETT HOUSE)
All that piece or parcel of land situate in the Town of Washington, Dutchess County, New York, being Lot 9 as shown on a map entitled "Revision to Maple Hill Subdivision - Filed Map No. 8178A" filed in the Dutchess County Clerk's Office 7/18/88 as Map No. 8178B, being bounded and described as follows:

Beginning at a point on the westerly bounds of County House Road, said point being the northeasterly corner of Lot 7, being distance N 30° 35' 10" E 31.90 feet from the northeasterly corner of Lot 8 as shown on said map, said point being the southeasterly corner of the herein described Lot 9;

thence along the division line of Lot 7 and Lot 9 N 79° 16' 30" W 289.15 feet to the common corner of Lot 7, Lot 9 and Lot 8 as shown on said map;

thence along the division line of Lot 8 and Lot 9 N 20° 46' 30" E 155.00 feet to a point marking the southwesterly corner of a 0.508 acre parcel to become part and parcel of property of Roderick W. Ciferri, III; the northwesterly corner of the herein described Lot 9;

thence along the northerly line of Lot 9, the southerly boundary of the said 0.508 acre parcel and along the southerly boundary of lands now or formerly Roderick W. Ciferri, III, S 78° 50' 30" E 289.37 feet to the westerly bounds of said County House Road, the northeasterly corner of the herein described Lot 9;

thence along the westerly bounds said County House Road S 19° 01' 50" W 127.14 feet and S 30° 35' 10" W 26.18 feet to the point of beginning.

Containing 1.015 acres of land.

Subject to the utility easement as shown on said map entitled "Maple Hill Subdivision", Filed Map No. 8178B.

Together with the right of ingress and egress over and across the existing driveway situate on Lot 7 having a 31.90 foot frontage on County House Road and a depth of 270.00' along Lots 8 and 9.

The above survey description is intended to be a portion of premises conveyed to the Grantor as follows:

By deed from Shirley B. Bennett to Roderick W. Ciferri, III dated November 24, 1986 and recorded in the Dutchess County Clerk's Office on November 26, 1986 in Liber 1727 of Deeds at page 317.

PARCEL NO. 4A (HOMESTEAD)

All that piece or parcel of land situate in the Village of Millbrook, Town of Washington, Dutchess County, New York, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly bounds of Front Street, distance N 38° 40' 54" E 95.17 feet from the northwesterly corner lands now or formerly Heinrich & Virginia J. Rapp (Liber 1608 Page 5), the southwesterly corner of Parcel 2 lands now or formerly Roderick W. Ciferri, III; thence along the said bounds of Front Street N 38° 40' 54" E 27.37 feet to the southwesterly corner lands now or formerly Roderick W. Ciferri, Jr. (Liber 1795 Page 802); the northwesterly corner of the herein described parcel; thence along the southerly boundary said lands of Roderick W. Ciferri, Jr. S 75° 19' 10" E 187.17 feet to the northwesterly corner lands now or formerly Fred and Mary Paulucci (Liber 1350 Page 56); thence along the westerly boundary said lands of Paulucci S 05° 34' 10" W 159.20 feet to a point on the northerly boundary lands now or formerly Fred and Mary Paulucci (Liber 791 Page 317); thence along the northerly and westerly boundary said lands of Paulucci S 85° 48' 10" W 9.20 feet and S 05° 29' 30" E 25.00 feet a point on the northerly

boundary lands now or formerly Charles T. and Pamela Popoli (Liber 1509 Page 589); thence along the northerly boundary lands now or formerly Charles T. and Pamela Popoli (Liber 1509 Page 589); thence along the northerly boundary said Popoli S 83° 28' 40" W 86.57 feet to the northeasterly corner lands now or formerly Salvatore J. Forte (Liber 1563 Page 661); the southeasterly corner said lands of Rapp; thence along the easterly boundary said lands of Rapp N 10° 21' 10" W 92.50 feet and N 26° 28' 15" W 22.63 feet to a point; thence through the lands of Ciferri along the easterly and northerly boundary Parcel 48 N 21° 04' 45" E 89.50 feet and N 75° 19' 10" W 99.07 feet to the point or place of beginning.

Containing 0.55 acres of land or 24,156 square feet.

The above survey description is intended to be a portion of premises conveyed to the Grantor as follows:

By deed from Roderick W. Ciferri, III to Roderick W. Ciferri, III d/b/a R.W. Ciferri Real Estate dated July 28, 1988 and recorded in the Dutchess County Clerk's Office on August 2, 1988 in Liber 1806 of Deeds at page 249.

Subject to any grants or easements of record.

TOGETHER with a right of way for the purposes of ingress and egress more particularly bounded and described as follows:

Beginning at a point distant S 75° 19' 10" E 133.00 feet from the southwesterly corner of lands now or formerly Roderick W. Ciferri Jr. (Liber 1795 page 802) the northwesterly corner lands now or formerly Roderick W. Ciferri III (Liber 1806 page 249); thence through the lands said Roderick W. Ciferri Jr. the following three (3) courses and distances:

- 1) N 31° 43' 45" E 112.51 feet to the point of curvature of a tangent curve to the right drawing a radius of 60.00 feet;
- 2) Along said curve a distance of 75.29 feet to the point of tangency;
- 3) S 76° 22' 30" E 58.94 feet to the westerly bounds of Anson Avenue. Said point being distant S 13° 37' 30" W 15.00 feet from the southeasterly corner lands now or formerly Salvatore F. and Beatrice A. Molella (Liber 1420 page 360); thence along the westerly bounds of Anson Avenue S 13° 37' 30" W 20.00 feet to a point; thence through the lands of said Roderick W. Ciferri Jr. the following three (3) courses and distances:

- 1) N 76° 22' 30" W 58.94 feet to a point of curvature of a tangent curve to the left having a radius of 40.00 feet.
- 2) Along said curve a distance of 50.20 feet to his point of tangency of said curve.
- 3) S 31° 43' 45" W 106.37 feet to a point on the northerly boundary said lands of Roderick W. Ciferri III, thence along said northerly boundary N 75° 19' 10" W 20.92 feet to the point or place of beginning.

Containing 4622 square feet of land or 0.11 acres.

TOGETHER with a right of way for the purposes of ingress and egress more particularly bounded and described as follows:

Beginning at a point on the easterly bounds of Front Street, said point being distant S 38° 40' 55" W 5.63 feet from the southwesterly corner lands now or formerly Roderick W.

Ciferri Jr., the northwesterly corner lands now or formerly Roderick W. Ciferri III; thence through said lands of Roderick W. Ciferri III S 72° 42' 00" E 92.07 feet and S 21° 04' 45" W 15.75 feet to the northeasterly corner of a 10,000 square foot parcel of land, now or formerly said Roderick W. Ciferri III; thence along the northerly boundary said 10,000 square foot parcel N 75° 19' 10" W 99.07 feet to the easterly bounds said Front Street; thence along the easterly bounds said Front Street, N 38° 40' 55" E 21.74 feet to the point or place of beginning.

Containing 1707 square feet of land or 0.04 acres.

TOGETHER with a right of way for the purposes of ingress and egress more particularly bounded and described as follows:

Beginning at a point on the easterly bounds of Front Street, said point being distant S 38° 40' 55" W 27.37 feet from the southwesterly corner lands now or formerly Roderick W. Ciferri Jr. (Liber 1795 page 802), the northwesterly corner lands now or formerly Roderick W. Ciferri III (Liber 1806 page 249), said point being the northwesterly corner of a 10,000 square foot parcel of land now or formerly Roderick W. Ciferri III; thence along said 10,000 square foot parcel S 75° 19' 10" E 99.07 feet and S 21° 04' 45" W 7.30 feet to a point, thence through the said 10,000 square foot parcel N 72° 42' 00" W 99.56 feet to the westerly bounds of said Front Street, thence along the westerly bounds said Front Street N 38° 40' 55" E 2.96 feet to the point or place of beginning.

Containing 497 square feet of land or 0.01 acres.

PARCEL NO. 4B (HOMESTEAD)

All that piece or parcel of land situate in the Village of Millbrook, Town of Washington, County of Dutchess, State of New York, being more particularly bounded and described as follows:

Beginning at a point on the southeasterly bounds of Front Street, the northwesterly corner lands now or formerly Heinrich & Virginia J. Rapp (Liber 1608 Page 553), the southwesterly corner of the herein described parcel of lands now or formerly Roderick W. Ciferri (Liber 1806 Page 249); thence along the bounds of said Front Street N 38° 40' 54" E 95.17 feet to a point; thence through the lands of said Ciferri S 75° 19' 10" E 99.07 feet and S 21° 04' 43" W 89.50 feet to a point on the northerly boundary said lands of Rapp; thence along the northerly boundary said lands of Rapp N 74° 25' 30" W 127.82 feet to the point of beginning.

Containing 0.23 acres of land or 10,000 square feet.

The above survey description is intended to be a portion of premises conveyed to the Grantor as follows:

By deed from Roderick W. Ciferri, III to Roderick W. Ciferri, III d/b/a R.W. Ciferri Real Estate dated July 28, 1988 and recorded in the Dutchess County Clerk's Office on August 2, 1988 in Liber 1806 of Deeds at page 249.

Subject to any grants or easements of record.

TOGETHER with a right of way for the purposes of ingress and egress more particularly bounded and described as follows:

Beginning at a point distant S 75° 19' 10" E 133.00 feet from the southwesterly corner of lands now or formerly Roderick W. Ciferri Jr. (Liber 1795 page 802) the northwesterly corner lands now or formerly Roderick W. Ciferri, III (Liber 1806 page 249); thence through the lands said Roderick W. Ciferri

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Jr. the following three (3) courses and distances:

- 1) N 31° 43' 45" E 112.51 feet to the point of curvature of a tangent curve to the right drawing a radius of 40.00 feet.
- 2) Along said curve a distance of 75.24 feet to the point of tangency.
- 3) S 76° 22' 30" E 58.94 feet to the westerly bounds of Anson Avenue. Said point being distant S 13° 37' 30" W 15.00 feet from the southeasterly corner lands now or formerly Salvatore F. and Beatrice A. Molella (Liber 1420 page 880); thence along the westerly bounds of Anson Avenue S 13° 37' 30" W 20.00 feet to a point; thence through the lands of said Roderick W. Ciferri Jr. the following three (3) courses and distances:

- 1) N 76° 22' 30" W 58.94 feet to a point of curvature of a tangent curve to the left having a radius of 40.00 feet.
- 2) Along said curve a distance of 50.20 feet to his point of tangency of said curve.
- 3) S 31° 43' 45" W 106.37 feet to a point on the northerly boundary said lands of Roderick W. Ciferri III, thence along said northerly boundary N 75° 19' 10" W 20.92 feet to the point or place of beginning.

Containing 4622 square feet of land or 0.11 acres.

TOGETHER with a right of way for the purposes of ingress and egress more particularly bounded and described as follows:

Beginning at a point being distance the following two courses and distances from the southwesterly corner lands now or formerly Roderick W. Ciferri, Jr (Liber 1795 page 802), the northwesterly corner lands now or formerly Roderick W. Ciferri III (Liber 1806 page 249):

- 1) S 38° 40' 55" W 5.63 feet.
- 2) S 72° 42' 00" E 92.07 feet;

Thence through the lands said Roderick W. Ciferri III S 72° 42' 00" E 39.93 feet and N 31° 43' 45" E 11.69 feet to the southerly boundary said lands of Roderick W. Ciferri Jr.; thence along said southerly boundary S 75° 19' 10" E 20.92 feet to a point; thence through the lands said Roderick W. Ciferri III S 31° 43' 45" W 36.42 feet and N 72° 42' 00" W 56.18 feet to a point on the easterly boundary of a 10,000 square foot parcel of land now or formerly said Roderick W. Ciferri III; thence in part along the easterly boundary said 10,000 square foot parcel and in part through said lands of Roderick W. Ciferri III N 21° 04' 45" E 23.05 feet to the point a place of beginning.

Containing 1586 square feet of land or 0.04 acres of land.



PARCEL NO. 5 (COUNTY HOUSE ROAD).

All that piece or parcel of land situate in the Town of Washington, Dutchess County, New York, as shown on a map entitled "Revision to Maple Hill Subdivision - Filed Map No. 8178A" filed in the Dutchess County Clerk's Office 7/18/88 as Map No. 81788, being bounded and described as follows:

Beginning at a point on the westerly bounds of County House Road, the northeasterly corner of Lot 9 as shown on said map,

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the southeasterly corner of the herein described parcel of land;

thence along the northerly line of said Lot 9 N 78° 50' 30" W 289.37 feet to a point marking the easterly boundary line of Lot 3 as shown on said map, the northwesterly corner of said Lot 9 and the southwest corner of the herein described parcel of land;

thence in part along the easterly boundary line of said Lot 3 and lot 2 and in part along the southerly boundary lands now or formerly Robert J. Siegler, Jr. and Sarah Siegler N 20° 46' 30" E 299.29 feet and S 79° 22' 30" E 276.72 feet to a point on the westerly bounds said County House Road, said point being the northeasterly corner of the herein described parcel of land;

thence along the said bounds of County House Road S 18° 18' 30" W 300.00 feet to the point of beginning. Containing 1.92 acres of land.

The above survey description is intended to be the same premises conveyed to the Grantor as follows:

By deed from Roderick W. Ciferri, III to Roderick W. Ciferri, III d/b/a R.W. Ciferri Real Estate dated July 28, 1988 and recorded in the Dutchess County Clerk's Office on August 2, 1988 in Liber 1806 of Deeds at page 255; and a portion of premises conveyed by deed from Josephine Carwile to Roderick W. Ciferri, III dated January 21, 1986 and recorded in the Dutchess County Clerk's Office on January 27, 1986 Liber 1696 of Deeds at page 69.

Subject to any grants or easements of record.

PARCEL NO. 6 (FRONT STREET)

All that piece or parcel of land situate, lying and being in the Town of Washington, Village of Millbrook, Dutchess County, New York, being more particularly bounded and described as follows:

Beginning at a point on the easterly bounds of Front Street, the northwesterly corner of lands now or formerly Amelia Molella, the southwest corner of the herein described parcel;

thence along the bounds of Front Street and along the bounds of Anson Avenue as described in a deed from the Village of Millbrook To Roderick W. Ciferri, III, Liber 1632 Page 450, the following eleven (11) courses and distances:

- 1) N 27° 47' 00" E 35.67 feet
- 2) N 23° 15' 20" E 14.11 feet
- 3) N 29° 55' 50" E 29.72 feet
- 4) N 17° 21' 00" E 25.22 feet
- 5) N 25° 36' 40" E 32.27 feet to the point of curvature of a curve to the right having a radius of 12.50 feet to the point of tangency,
- 6) along said curve a distance of 17.39 feet to the point of tangency,
- 7) S 74° 40' 50" E 7.87 feet to the point of curvature of a curve to the right having a radius of 25.00 feet,

8) along said curve a distance of 21.51 feet to the point of tangency,

9) S 25° 22' 30" E 68.51 feet,

10) S 19° 39' 20" E 58.75 feet to the point of curvature of a curve to the right having a radius of 105.00 feet,

11) along said curve a distance of 49.08 feet to the northeasterly corner of said Molella, the southeasterly corner of the herein described parcel,

thence along the northerly boundary of Molella N 71° 22' 00" W 159.44 feet to the point of beginning.

Containing 0.35 acres of land.

The above survey description is intended to be the same premises conveyed to the Grantor as follows:

By deed from Roderick W. Ciferri, III to R.W. Ciferri Real Estate dated July 28, 1988 and recorded in the Dutchess County Clerk's Office on August 2, 1988 in Liber 1804 of Deeds at page 258; and by deed from Village of Millbrook to Roderick W. Ciferri, III dated April 30, 1984 and recorded in the Dutchess County Clerk's Office on May 7, 1984 in Liber 1632 of Deeds at page 450; and excepting and reserving from the above referenced deeds all that tract, piece or parcel of land more particularly described in deed from Roderick W. Ciferri, III to Village of Millbrook dated April 30, 1984 and recorded in the Dutchess County Clerk's Office on May 7, 1984 in Liber 1632 of Deeds at page 339.

Subject to any grants or easements of record.

This conveyance is made and accepted subject to an indebtedness as per a Mortgage Modification and Extension Agreement in favor of the Bank of Millbrook, recorded in the Dutchess County Clerk's Office on March 20, 1991 in Liber 2043 of Mortgages at page 889, on which there is an unpaid principal amount of \$715,000 with interest from October 10, 1991 at 10.5 per cent per annum, \$615,000.00 which the party of the second part hereby assumes and agrees to pay; and the party of the second part hereby separately executes and acknowledges this instrument for the purposes of complying with the provisions of 85-705 of the General Obligations Law.

BEING the same premises conveyed by Roderick W. Ciferri, III to Roderick W. Ciferri, Jr. by deed dated October 22, 1991 and recorded in the Dutchess County Clerk's Office.

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			
Lot line revision, R.W. Ciferri Jr 1990 Trust			
Name of Action or Project:			
Maple Hill Subdivision			
Project Location (describe, and attach a location map):			
Maple Hill Dr. + County House Rd., Town of Washington			
Brief Description of Proposed Action:			
1. LOT line changes between Lot #3 + Lot #7 that allows an exchange of driveways which will provide better access to each lot. 2. Lot line change between lot #2 and 19 Maple Hill Dr. to give 19 Maple Hill Dr. access to their driveway. 3. Lot line change between Lot #9 [Bennett House] and R.W. Ciferri Jr. 1990 Trust [Shop] to allow an existing parking area to be located on the right parcel.			
Name of Applicant or Sponsor:		Telephone: 845-797-0643	
R.W. Ciferri Jr. 1990 Trust		E-Mail: rod.ciferri@optonline.net	
Address:			
32 Harts Village Rd.			
City/PO:		State:	Zip Code:
Millbrook, P.O. Box 750		N.Y.	12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
3. a. Total acreage of the site of the proposed action?			135
b. Total acreage to be physically disturbed?			_____
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			135
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b.	Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?			NO	YES
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?			NO	YES
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" 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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		<input type="checkbox"/>	<input checked="" 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?			NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply.

- Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 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

16. Is the project site located in the 100-year flood plan?

NO YES

17. Will the proposed action create storm water discharge, either from point or non-point sources?

NO YES

If Yes,

a. Will storm water discharges flow to adjacent properties?

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

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)?

NO YES

If Yes, explain the purpose and size of the impoundment:

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

NO YES

If Yes, describe:

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

NO YES

If Yes, describe:

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Roderick W. Cifuni III - Trustee Date: 8/16/24

Signature: Roderick W. Cifuni III Title: Trustee - owner