



Town of
Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6766-00-289555-0000
Property Street Address	443 Valley Farm Rd, Millbrook, N.Y. 12545
Number of Acres	88.66
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property.	Residential
Is this property located in or near a Wetland or Wetland Buffer?	<input checked="" 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
Is this application being made for a violation that currently exists on the property?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	John Schmidt & Wendy Conway
Record Owner Mailing Address	443 Valley Farm Rd, Millbrook N.Y. 12545
Record Owner Email Address	johnschmidt@me.com
Record Owner Phone Number	917-403-3054

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	James Crisp & Darrin Conrad
Business Name of Applicant	Crisp Architects
Applicant Mailing Address	16 Washington Ave, Millbrook, N.Y. 12545
Applicant Email Address	crisp@crisparchitects.com
Applicant Phone Number	845-677-8256

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

- Applicant/Owner(s)
 Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

We are requesting a special permit to enlarge a non-conforming structure as per §165-84, G. of the Town of Washington code. The existing house is within the 100' wetlands buffer and the proposed addition is to be 743 sq ft. Footprint: 142 sq ft less than the 25% max increase allowed. The addition is to be no closer to the wetlands than the existing sunroom footprint.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

An undesirable change will not occur because the total addition footprint is less than 25% of the existing building; the scale and overall aesthetic of the building is to remain or be improved. The addition has no negative impact on any other zoning regulations on the site: setbacks, building height or lot coverage.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

The entirety of the existing house (with exception of the kitchen) is within the 100' wetlands buffer. Any reasonable location would still take place within the buffer. The proposed location

is the best option programmatically for house use/layout and in ability to best take advantage of site views.

3. The amount of relief requested is not substantial because:

the addition is only 743 sq ft, while 25% of the existing house square footage is 885 sq ft. We are 142 sq ft less than the max. allowed.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The addition will match the scale & aesthetic of the existing house so as to continue the character of the neighborhood. The addition will also not impact the environmental conditions as the wetlands will remain untouched, existing septic is to be used and existing downspouts/drains will be revised to divert water from runoff towards wetlands.

5. Has the alleged difficulty been self-created? Yes, or No Why:

The existing building is within the wetlands buffer and as such the addition is also mostly within the wetlands buffer too.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

Grabbed master bedroom wing: all roofing, siding, windows & sub-grade crawl space.

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

N - 26' x 6', S - 16' x 22', W - 14'-2" x 15'-6"

Dimensions of new second floor:

Unfinished Attic - N - 26' x 6', W - 14'-2" x 15'-6"

Dimensions of floor above second level:

N/A

Height (from finished ground to top of ridge):

20'-4"

Is basement or lowest floor area being constructed? yes please provide height (above ground) measured from natural existing grade to first floor:

average grade to 1st floor = 1'-2"

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: New Master Bed Bath, Closet, Laundry & Storage

Number of Floors and General Characteristics BEFORE Alterations:

One floor, unfinished attic & crawl space.

shiplap siding, shutters, asphalt roof.

Number of Floors and Changes WITH Alterations:

One floor, full basement, unfinished attic.

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

3,540 + 2,945 + 1,850 + 2,886 + 567 + 1,575 + 540 + 350 = 14,253 sq. ft.

Proposed increase of building coverage:

+ 743 sq. ft. or 14,996 sq. ft. total

Square footage of your lot:

3,862,029.6 sq. ft.

Percentage of coverage of your lot by building area:

.38%

Purpose of New Construction

To add a new master bedroom, bathroom, closet, laundry & finished / unfinished storage.

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

From house to "top of slope" is 7.5% slope, from "top of slope" to wetlands is 25% slope. Addition is within area of 7.5%, but does not affect the addition as there is only ± 6" to ± 1' grade difference at new proposed footprint.

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

____ Yes ____ NO

Such appeal(s) was (were) in the form of

____ A requested interpretation

____ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

Please

provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

____ Yes NO ____ If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

____ Yes No

Are there any proposals to change or alter land contours?

No ____ Yes please explain.

Are there any wetland areas or buffers on the parcel?

Yes ____ NO ____

Are those wetland areas or buffers shown on the survey submitted with this application?

Yes ____ NO ____

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

Yes ____ NO ____

Does your application require Town, County, State, or Federal Permits?

Yes ____ NO ____ If yes, provide which agency and the type of application.

Special Permit from ZBA & Site Plan Approval from Planning Dept.

Has an application been made to or granted by any other entity, and by which agency? Provide copies

No

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes NO

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes NO

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: _____

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes NO If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel existing single family and the proposed use same w/ addition. (i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

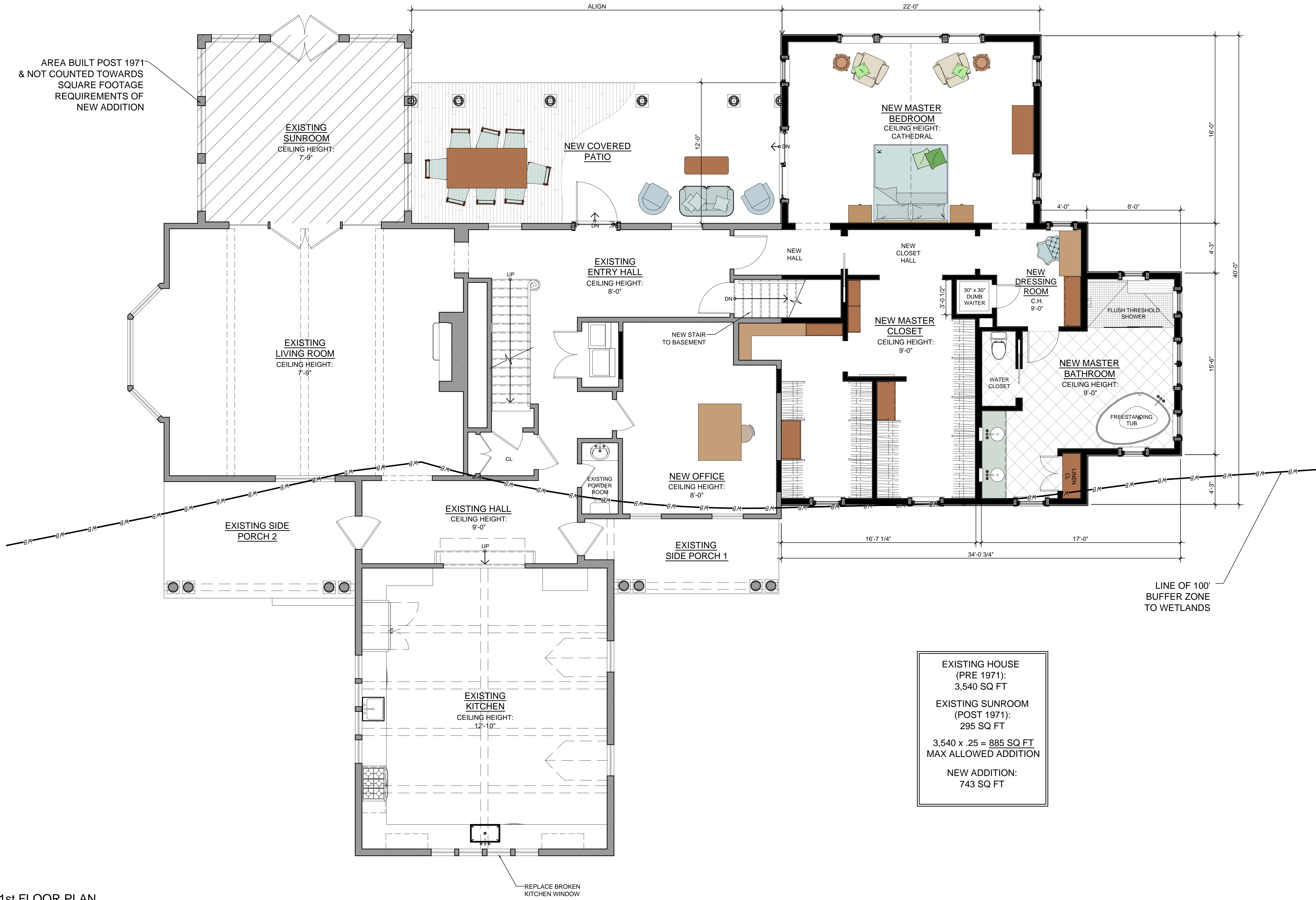
Darrin Conrad
Printed Name

Sworn to before me this 24th day of JANUARY, 2025.

Place Notary Stamp here:

[Signature]
Signature of Notary

DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026



AREA BUILT POST 1971
& NOT COUNTED TOWARDS
SQUARE FOOTAGE
REQUIREMENTS OF
NEW ADDITION

EXISTING
SUNROOM
CEILING HEIGHT:
7'-9"

NEW COVERED
PATIO

NEW MASTER
BEDROOM
CEILING HEIGHT:
CATHEDRAL

EXISTING
ENTRY HALL
CEILING HEIGHT:
8'-0"

NEW HALL

NEW CLOSET HALL

NEW DRESSING
ROOM
C.H.
9'-0"

EXISTING
LIVING ROOM
CEILING HEIGHT:
7'-9"

NEW STAIR
TO BASEMENT

NEW MASTER
CLOSET
CEILING HEIGHT:
9'-0"

NEW MASTER
BATHROOM
CEILING HEIGHT:
9'-0"

EXISTING SIDE
PORCH 2

EXISTING HALL
CEILING HEIGHT:
9'-0"

NEW OFFICE
CEILING HEIGHT:
8'-0"

EXISTING
POWDER
ROOM

FREESTANDING
TUB

EXISTING
SIDE PORCH 1

EXISTING
KITCHEN
CEILING HEIGHT:
12'-10"

EXISTING HOUSE (PRE 1971): 3,540 SQ FT
EXISTING SUNROOM (POST 1971): 295 SQ FT
3,540 x .25 = 885 SQ FT MAX ALLOWED ADDITION
NEW ADDITION: 743 SQ FT

LINE OF 100'
BUFFER ZONE
TO WETLANDS

REPLACE BROKEN
KITCHEN WINDOW

1 1st FLOOR PLAN
SCALE: 1/4"=1'



443 VALLEY FARM RD, 1

Legend

- Ag. District 21 Parcels
- Non-Ag. District Parcels



192563

289555

VALLEY FARM RD

400 ft

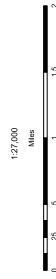
700414

TOWN OF WASHINGTON
Dutchess County, New York

Wetlands Map

Legend

- Roads
- Streams
- Water Bodies
- DEC Wetlands
- NWI Wetlands
- FEMA Floodplains
- Hydric Soils
- Tax Parcels
- Municipalities



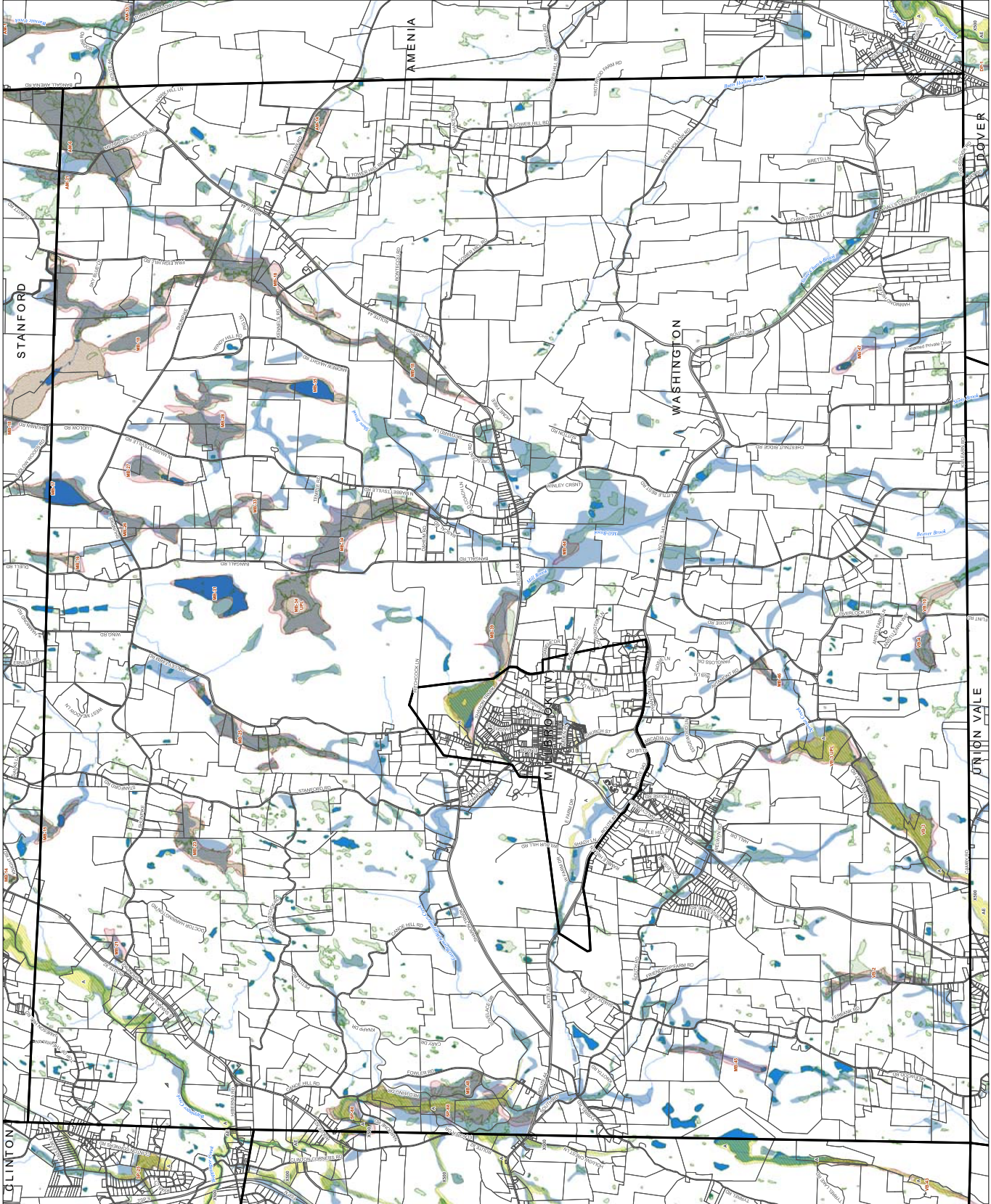
DATA SOURCES

Roads: Dutchess County Real Property Tax Service Agency, December 2009
 Streams and Water Bodies: National Hydrography Dataset, U.S. Geological Survey, 2008
 DEC Wetlands: NYS DEC regulated wetlands, 2006
 NWI Wetlands: National Wetlands Inventory, U.S. Fish & Wildlife Service, 2009
 FEMA Floodplains: U.S. Federal Emergency Management Agency, 1996 "Zone A". An area inundated by 100-year flooding, for which no BFEs have been determined. Zone AE: An area inundated by 100-year flooding, for which BFEs have been determined. Zone X: An area inundated by 500-year flooding, or an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile, or an area protected by levees from 100-year flooding. (X1) floodplains in T. of Washington (zone A)
 Hydric Soils: USDA Natural Resource Conservation Service, 1998
 Tax Parcels: Dutchess County Real Property Tax Service Agency, July 2010
 Municipal Boundaries: Dutchess County Real Property Tax Service Agency, July 2008
 Map projection: State Plane, New York East, FIPS Zone 3101, Datum NAD83, Feet

GIS Lab, Environment Program
 Map prepared September, 2010
 WARNING: This map is not a substitute for land surveys or legal documents. It is provided as a convenience and does not constitute a warranty or representation of accuracy.



CCEDC provides equal program and employment opportunities. The programs provided by this agency are partially funded by monies received from the County of Dutchess.



VAN DEWATER AND VAN DEWATER, LLP

COUNSELORS AT LAW

John B. Van DeWater (1892-1968)
Robert B. Van DeWater (1921-1990)
Gerard J. Comatos, Jr.
Kyle W. Barnett
Daniel F. Thomas III
Danielle E. Strauch

Rebecca S. Mensch

Sarah E. Ryan
Joseph P. Eriole
Sean J. Curtin

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Noel deCordova, Jr. (1929-2013)
Edward vK Cunningham, Jr. (1935-2018)
Ronald C. Blass, Jr. (1951-2018)

John K. Gifford
James E. Nelson
Matthew W. Lizotte
Counsel

August 30, 2024

Wendy Conway
John Reed Schmidt
443 Valley Farm Road
Millbrook, NY 12545

Re: Recorded Deeds
441-443 Valley Farm Road, Millbrook, NY

Dear Wendy & John,

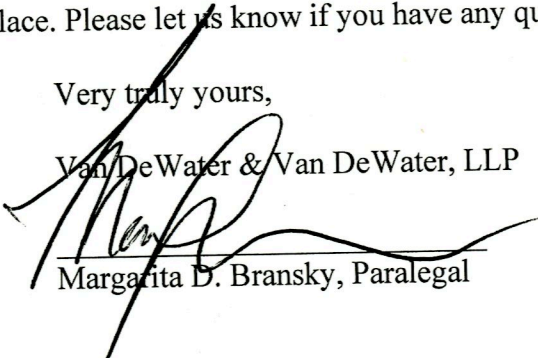
In connection with the above referenced property, I enclosed the following:

1. Original Recorded Deed from Anne B. McMillen to John Reed Schmidt & Wendy Conway, as Tenants in Common
2. Original Recorded Deed from Ralph C. Schmidt to John Reed Schmidt & Wendy Conway, as Tenants in Common
3. Original Recorded Deed from John Reed Schmidt to John Reed Schmidt & Wendy Conway, as Tenants in Common
4. Original Recorded Consolidation Deed from John Reed Schmidt & Wendy Conway to John Reed Schmidt & Wendy Conway, as Tenants in Common

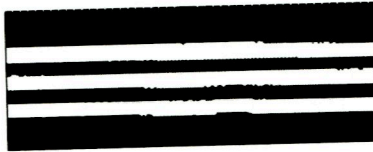
Please retain these documents in a safe place. Please let us know if you have any questions.

Very truly yours,

Van De Water & Van De Water, LLP


Margarita D. Bransky, Paralegal

Enclosures



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 5/13/2024
Time Recorded: 11:42 AM

MAJOR ABSTRACT CORP
1171 ROUTE 55

LAGRANGEVILLE, NY 12540

Document #: 02 2024 51481

Received From: MAJOR ABSTRACT CORP

Grantor: SCHMIDT JOHN REED
Grantee: SCHMIDT JOHN REED

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$200.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 5482

Number of Pages: 4

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

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: Sim
Receipt #: 12371
Batch Record: 99

Bradford Kendall
County Clerk



02202451481

Consolidation Deed

THIS INDENTURE, made the 3rd day of May, two thousand twenty-four

BETWEEN John Reed Schmidt & Wendy Conway, as Tenants in Common, having an address at 443 Valley Farm Road, Millbrook, NY 12545, party of the first part, and **John Reed Schmidt & Wendy Conway**, as Tenants in Common, having an address at 443 Valley Farm Road, Millbrook, NY 12545, party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and 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 Town of Washington, County of Dutchess, and State of New York, bounded and described as follows:

BEGINNING at a point marked by a steel pin set at the northwesterly assumed roadline of Valley Farm Road, being a point in the easterly boundary of the herein described parcel and the southeasterly corner of lands of Jost Nickelsberg, described in Liber 1535 of Deeds at page 184; thence along the northwesterly assumed roadline of Valley Farm Road, S 29° 39' 33" W 402.65 feet, on a curve to the right of radius 190.00 feet, an arc length of 209.34 feet, N 87° 12' 49" W 200.00 feet, S 87° 42' 50" W 76.71 feet, S 80° 45' 15" W 87.13 feet, S 79° 10' 32" W 461.04 feet, on a curve to the left of the radius 350.00 feet, an arc length of 267.51 feet and S 35° 23' 02" W 422.32 feet to a steel pin; thence along lands of Braga, being a 29.51 acre parcel of land shown on Filed Map #6121, N 74° 23' 54" W 975.49 feet, N 24° 44' 20" E 76.76 feet and N 84° 56' 12" W 414.36 feet to a steel pin; thence along lands of Nickelsberg, N 49° 55' 19" E 801.89 feet, N 4° 02' 11" E 775.03 feet, N 5° 38' 06" E 145.64 feet, N 3° 32' 02" E 136.62 feet, N 5° 02' 13" E 268.85 feet, S 82° 34' 50" E 1795.06 feet and S26° 44' 03" E 1064.09 feet to the point or place of beginning.

Being and intended to be all that certain tract or parcel of land designated as 88.66 acres of land as shown on a map entitled "Map of Resubdivision of Lands of Robert L. Ireland, III, dated November 23, 1977, and filed at the Dutchess County Clerk's Office June 5, 1985, as Filed Map No. 6121.

BEING (i) the premises conveyed by Anne B. McMillen to John Reed Schmidt and Wendy Conway by deed dated May 3, 2024 and recorded in the Dutchess County Clerk's Office on , 2024 as Document No. , (ii) the premises conveyed by Ralph C. Schmidt to John Reed Schmidt and Wendy Conway by deed dated May 3, 2024 and recorded in the Dutchess County Clerk's Office on , 2024 as Document No. and (iii) the premises conveyed by John Reed Schmidt to John Reed Schmidt and Wendy Conway by deed dated May 3, 2024 and recorded in the Dutchess County Clerk's Office on , 2024 as Document No. .

** Simultaneously herewith*

This is a Consolidation Deed combining the three deeds referred to in the above "BEING" Clause into a single deed.

TOGETHER with the following sight easement in favor of Rober L. Ireland, III, his successors, heirs and assigns, which prohibits Ames Braga, his heirs, successors and assigns, from building or constructing any improvements on the premises hereinafter described and requires Ames Braga, his heirs, successors and assigns, to leave the premises hereinafter described in its natural state (trees shall not be deemed an improvement). This sight easement is more particularly described as follows:

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

BEGINNING at a point marked by a steel pin at the southwesterly corner of the 29.17 acre parcel of land of Ames Braga, described as Parcel I in Liber 1559 of Deeds at Page 98; thence along lands now or formerly of Briarcliff Farms, Inc., described in Liber 1099 of Deeds at page 507, following stonewall fence N 5° 19' 40" E 194.17 feet, N 5° 58' 10" E 262.76 feet, N 5° 49' 30" E 200.37 feet to a stone wall corner and S 87° 50' 45" E 160.15 feet to the intersection of stone wall fences; thence through lands of Ireland following stonewall fence S 85° 26' 08" E 527.64 feet and S 84° 27' 30" E 99.93 feet to a point; thence on lines of no physical bounds marked by stakes set, S 46° 12' 02" W 369.88 feet, S 50° 15' 23" W 222.94 feet and S 50° 55' W 381.63 feet to a point; thence along other lands formerly of Ireland, N 69° 50' W 124.15 feet to a the point or place of the beginning;

BEING the same premises as were conveyed by deed dated January 20, 1982, and recorded in the Dutchess County Clerk's Office on February 4, 1982, in Book 1573 of Deeds at Page 732.

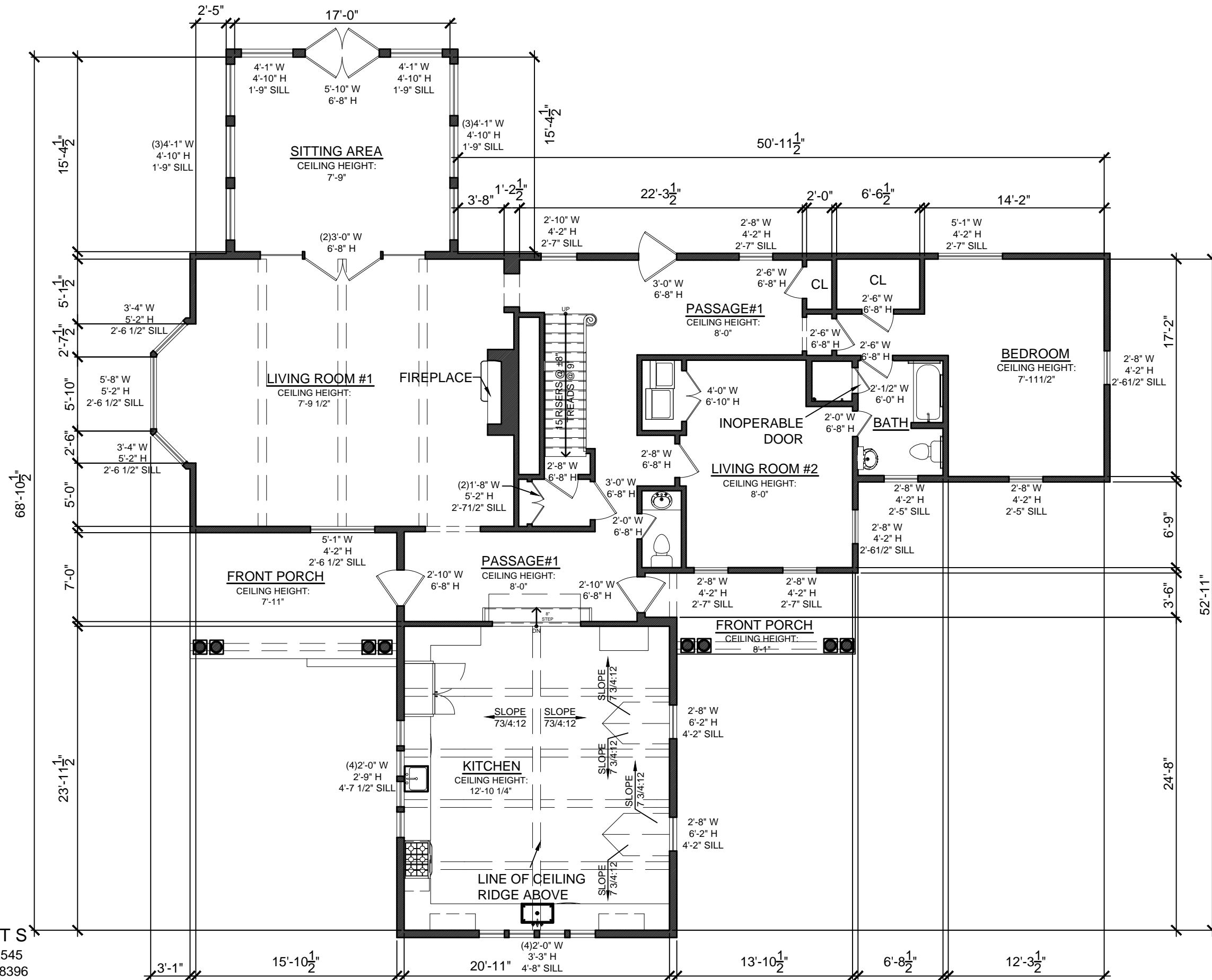
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above-described premises to the center lines thereof,

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.

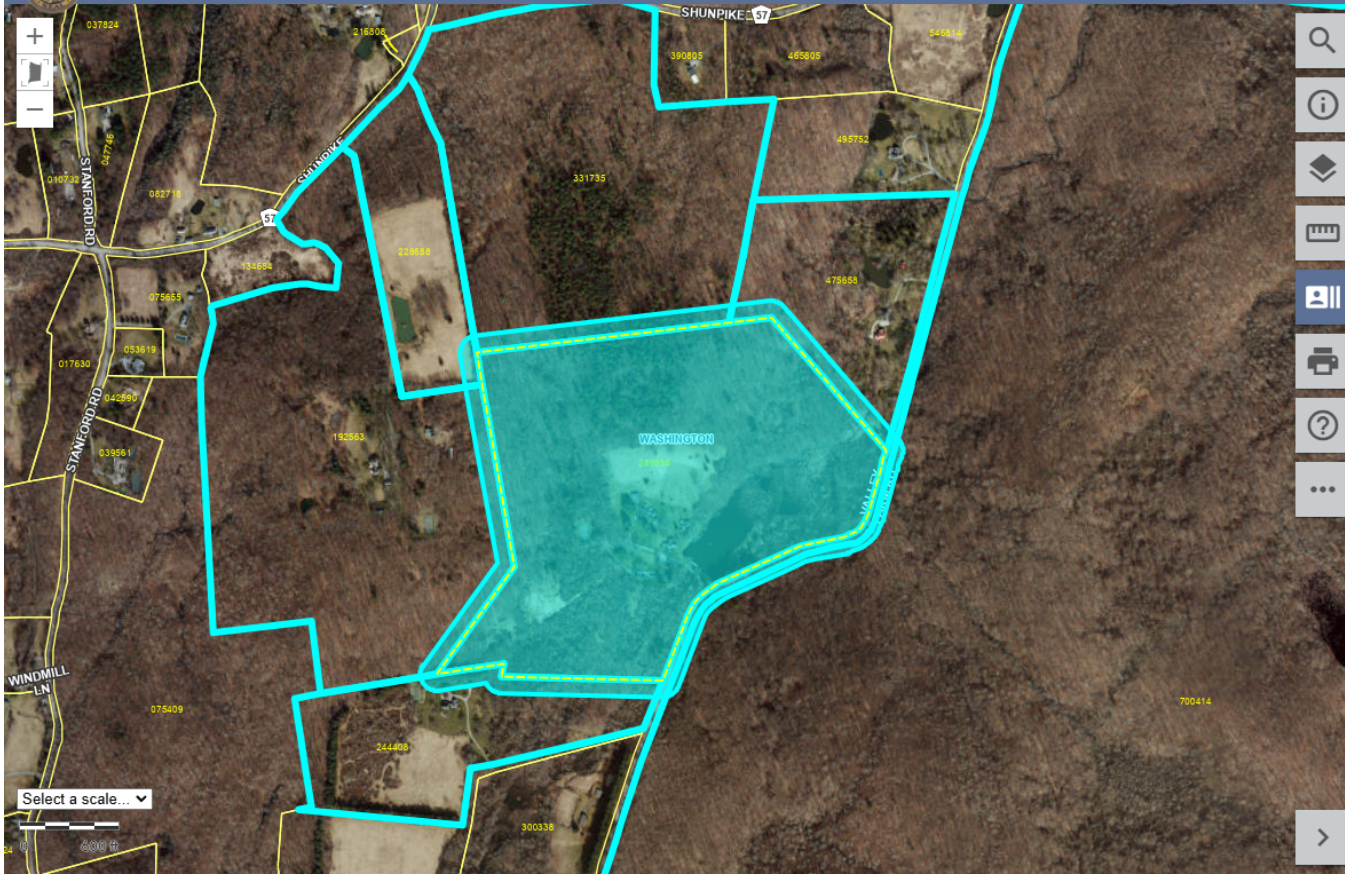
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

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



CRISP ARCHITECTS
 16 Washington Ave, Millbrook, NY 12545
 TEL: (845) 677-8256 FAX (845) 677-8396
 www.crisparchitects.com

443 VALLEY FARM RD
 EXISTING CONDITIONS
FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



CLEAR RESULTS

Hitchcock Cattle Corp

PO Box AD
Millbrook, NY 12545
For Property: 13588900676600007004140000

Millbrook Home LLC

251 Royal Palm Way
Ste 400
Palm Beach, FL 33480
For Property: 13588900676600002286880000

Millbrook Home LLC

251 Royal Palm Way
Ste 400
Palm Beach, FL 33480
For Property: 13588900676600001925630000

Millbrook Home LLC

251 Royal Palm Way
Ste 400
Palm Beach, FL 33480
For Property: 13588900676600003317350000

Lawrence J. Parish

529 Valley Farm Rd
Millbrook, NY 12545
For Property: 13588900676600004756580000

Claire R. Reid

399 Valley Farm Rd
Millbrook, NY 12545
For Property: 13588900676600002444080000

John Reed Schmidt

4570 Delafield Ave
Bronx, NY 10471
For Property: 13588900676600002895550000

Applicant Name: John & Wendy Schmidt



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:

Wendy Conway, 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 443 Valley Farm Rd
City Millbrook State NY Zip 12545
I have authorized (name) Jimmy Crisp & Darrin Conrad
(Company) Crisp Architects

to make the foregoing application to the Town of Washington for approval as described herein for the property located at 443 Valley Farm Rd, Millbrook, NY 12545
Property ID # 6766 - 00 - 289555 - 0000

Wendy F. Conway
Signature

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

David M. Fountain
DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026

Sworn to before me this 19th day of DEC, 2024
Notary Public _____
commission expires: _____

Notary Stamp:

_____ Proof of Authority is attached. Type of Authority: _____

Applicant Name: John & Wendy Schmidt



TOWN OF WASHINGTON PLANNING BOARD
PlanningBoard@Washingtonny.org
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

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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.

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STATE OF NEW YORK)
COUNTY OF Dutchess) ss:

John Schmidt, 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).

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 City Millbrook State NY Zip 12545
 I have authorized (name) Jimmy Crisp & Darrin Conrad
 (Company) Crisp Architects
 to make the foregoing application to the Town of Washington for approval as described herein for the property located at 443 Valley Farm Rd, Millbrook, NY 12545
 Property ID # 6766 - 00 - 289555 - 0000.

John Schmidt
Signature

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.
David M. Fountain
 DAVID M. FOUNTAIN
 NOTARY PUBLIC - STATE OF NEW YORK
 (NO. 60824)
 QUALIFIED IN DUTCHESS COUNTY
 MY COMMISSION EXPIRES NOV. 30, 2020

Sworn to before me this
19th day of DEC., 2024
 Notary Public _____ Notary Stamp:
 commission expires: _____

Proof of Authority is attached. Type of Authority: _____

Applicant Name: John & Wendy Schmidt



Town of
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:

Crisp Architects being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for John & Wendy Schmidt Conway 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 443 Valley Farm Rd, Millbrook, NY 12545 in the County of Dutchess and the State of New York.
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.

David M. Fountain
Agent/Owner Sworn To and Subscribed Before me
This 19 Day of DEC 2024

John Schmidt
Agent/Owner
John Schmidt
Wendy Conway
Wendy Conway

David M. Fountain
Notary Public
DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026

Applicant Name: John & Wendy Schmidt



Town of
Washington

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

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

John ^{Schmidt} and Wendy Conway 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.)

None

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.)

None

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.

Wendy F. Conway
Agent/Owner
Wendy F. Conway

John Schmidt
Agent/Owner
John Schmidt

Notary Public

DAVID M. FOUNTAIN
NOTARY PUBLIC - STATE OF NEW YORK
NO. 6016940
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES NOV. 30, 2026

Sworn To and Subscribed Before me
This 19 Day of DEC, 2024



Parcel Number

135889-6766-00-289555-0000

Parcel Location

415-443 Valley Farm Rd

Municipality

Washington

Owner Name

Schmidt, John Reed (*Primary*)
 Schmidt, Benno C. Jr (*Additional*)
 Schmidt, Ralph C. (*Additional*)

Primary Owner Mailing Address

4570 Delafield Ave
 Bronx, NY 10471



Parcel Details

Lot Size (acres):	88.66 Ac (s)	Split Town:	-
Filed Map:	6121	Agri. District:	None
File Lot #:	-	School District:	(135801) Millbrook CSD
Land Use Class:	(240) Rural res		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
\$1,422,000	\$3,526,200	\$2,847,477	\$2,847,477	\$2,847,477	\$0
Tax Code:	Roll Section:	Uniform %:	Full Market Value:		
-	1 (Taxable)	74.36	\$4,742,100		
Tentative Roll:	Final Roll:	Valuation Date:			
5/1/2024	7/1/2024	7/1/2023			

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
\$0	5/3/2024	22024	51481	A	1

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(2) Private	(2) Private	(3) Superior	RR10	-

Site 2

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(2) Private	(2) Private	(3) Superior	RR10	-

Site 3

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(2) Private	(2) Private	(3) Superior	RR10	-

Site 4

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

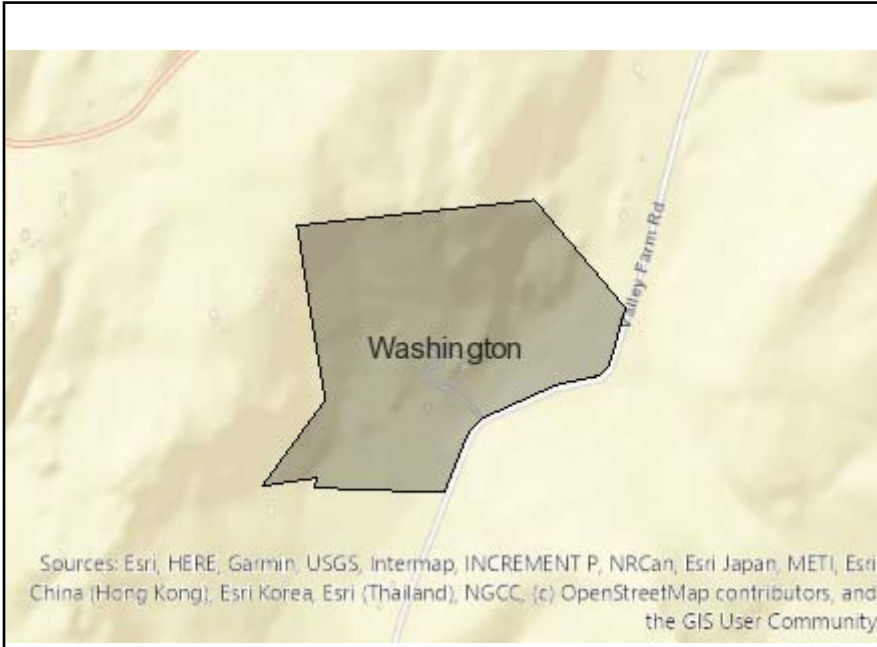
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: Schmidt Conway Project Addition			
Project Location (describe, and attach a location map): 443 Valley Farm Road, Millbrook, NY 1245			
Brief Description of Proposed Action: We are seeking a Special Permit for construction of a new addition to an existing house that is within the 100' Control (Buffer) Zone. Though the addition is entirely within the wetlands buffer, it is designed to be no closer to the wetlands than the existing sunroom footprint for minimal impact to the site. This proposed addition is a 743 sq ft footprint, and is 142 sq ft less than the maximum 25% increase of the aggregate gross floor area allowed to existing nonconforming structures as per section 165-84, G. of the Town of Washington Code.			
Name of Applicant or Sponsor: Crisp Architects		Telephone: 845-677-8256 E-Mail: crisp@crisparchitects.com	
Address: 16 Washington Ave			
City/PO: Millbrook		State: New York	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		88.66 acres	
b. Total acreage to be physically disturbed?		.026 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		88.66 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

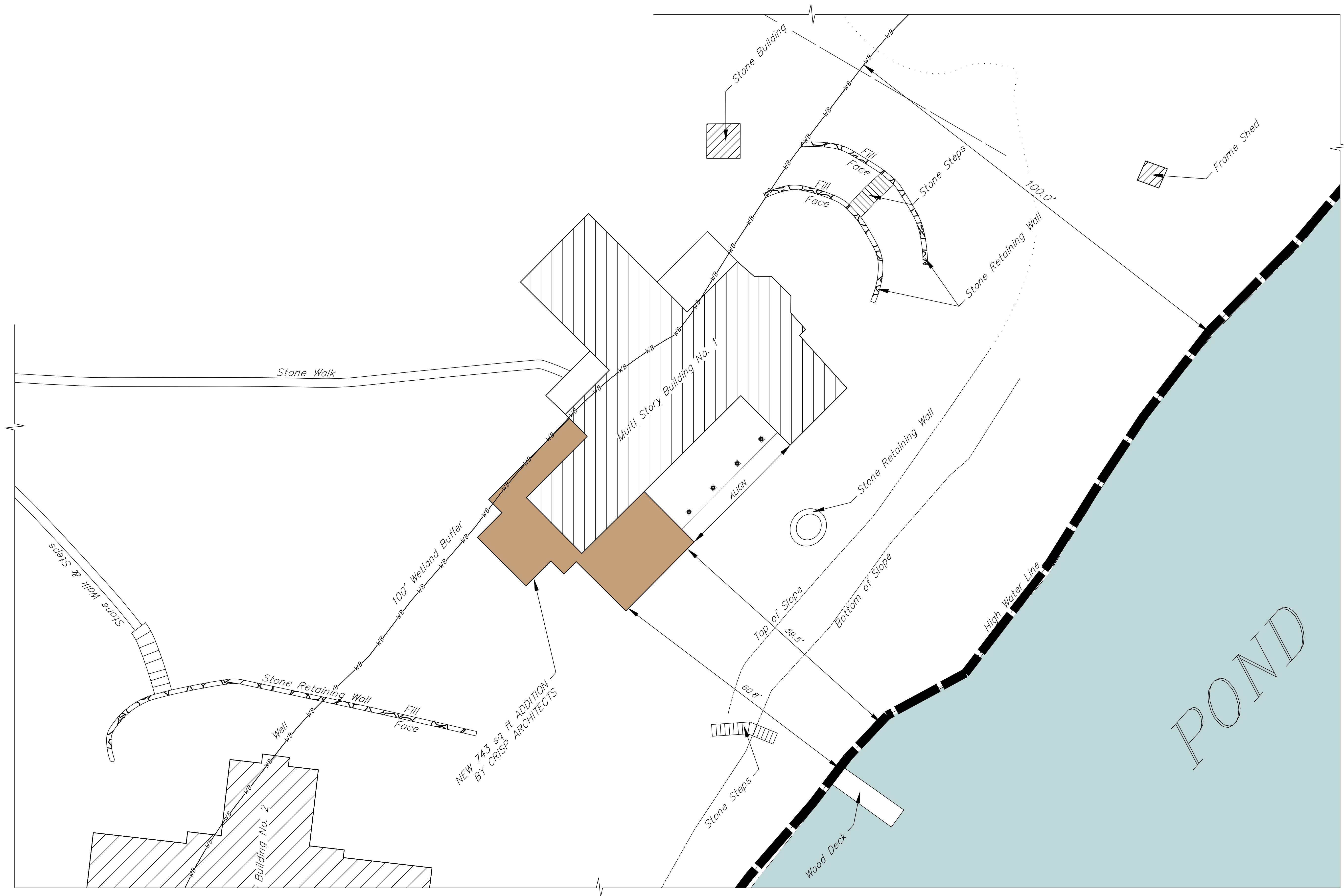
<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional</p> <p><input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban</p>		
<p>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?</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources?</p> <p>If Yes,</p> <p style="margin-left: 40px;">a. Will storm water discharges flow to adjacent properties?</p> <p style="margin-left: 40px;">b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>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)?</p> <p>If Yes, explain the purpose and size of the impoundment: _____</p> <p>_____</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	NO	YES
<input checked="" type="checkbox"/> <input type="checkbox"/>		
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Crisp Architects</u> Date: <u>2024.12.20</u></p> <p>Signature: _____ Title: <u>Architect</u></p>		



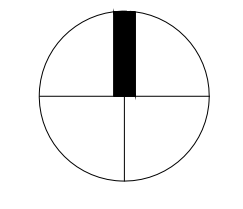
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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



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



1 ADDITION SITE PLAN
SCALE: NTS



Chapter 4: The Soils of Dutchess County

Table 4.1: Summary of Erosion Factors (K) for Dutchess County Soils (Soil Survey of Dutchess County, Natural Resource Conservation Service)

map unit	soil formations	average erosion factor
1	Hudson-Vergennes-Raynham	0.49
2	Hoosic-Wayland-Copake	0.28
3	Farmington-Galway-Stockbridge	0.28
4	Cardigan-Dutchess-Nassau	0.27
5	Bernardston-Pittstown	0.28
6	Charlton-Chatfield-Hollis	0.24
7	Stockbridge-Georgia	0.30
8	Taconic-rock outcrop-Macomber	0.24
9	Nassau-rock ourcrop-Cardigan	0.24
10	Hollis-Chatfield-rock outcrop	0.24

The figures given in Table 4.1 are approximate, but serve to illustrate that Dutchess County soils in general have moderate to moderately high susceptibility to erosion. Actual soil loss rates vary considerably from site to site, depending on slope, soil type, vegetation density, and rainfall.

Hydric Soils, Wetlands and Aquifers

Hydric soils are defined as those soils that form under conditions that are sufficiently wet to support anaerobic conditions in the upper part of the soil profile for a significant portion of the growing season. A list of hydric soils was created by the USDA NRCS National Technical Committee for Hydric Soils and is published in the [National Soil Information System \(NASIS\) database](#). Hydric soil series in Dutchess County include Carlisle, Fredon, Halsey, Livingston, Palms, Raynham, Sun, and Wayland.

Hydric soils are critical to the formation and definition of wetlands as they support the presence of wetland (hydrophytic) vegetation. Many soils that were originally classified as hydric have been artificially drained to support agriculture and construction activities. These soils are still designated as hydric but they may no longer support hydrophytic vegetation and may not be considered wetlands. For a site to be considered a wetland it must have hydric soil, hydrophytic vegetation, and wetland hydrology as defined by local, state, or federal jurisdictions.

Chapter 4: The Soils of Dutchess County

minor soils. The soils are poorly to excessively drained and very deep with a gravelly to silty loam texture. Permeability is moderately rapid to rapid.

Most of the Hoosic and Copake areas of this unit are used as cropland, hayland, or residential development. Most of the Wayland areas of this unit are wooded or are in water-tolerant brush and sedges. The Hoosic and Copake soils are suitable for community development; however, installation of septic tank absorption fields is a problem because of the poor filtering capacity of these soils. Wayland soils are not suited to community development because of flooding.

Farmington-Galway-Stockbridge (Map Unit 3)

USDA description: Dominantly nearly level to very steep, shallow to very deep, somewhat excessively drained to moderately well drained medium textured soils formed in glacial till; on uplands.

Farmington-Galway-Stockbridge soils formed on thin glacial till deposits covering hills underlain by limestone bedrock. Outcrops of folded and tilted limestone and marble commonly occur. The unit is about 20 percent Farmington soils, 15 percent Galway soils, 15 percent Stockbridge soils, and 50 percent rock outcrop and minor soils. The soils are well drained and range from 10 to 60 inches deep to limestone bedrock. Thinner soils are found on slopes and thicker soils on flatter surfaces and at the toes of slopes. They have gravelly to silt loam textures. Permeability is moderate throughout.

Areas of this unit are used as woodland, pastureland, or residential development. Shallow depth to bedrock and steep slopes are the main limitations if this unit is used for community development.

Cardigan-Dutchess-Nassau (Map Unit 4)

USDA description: Dominantly nearly level to very steep, very deep to shallow, well drained and somewhat excessively drained, medium textured soils that formed in glacial till; on uplands.

Cardigan-Dutchess-Nassau soils form on glacial till on hills underlain by shale bedrock. Outcrops of folded and tilted shale bedrock are common, particularly in steep and very steep areas. The unit is about 25 percent Cardigan soils, 20 percent Dutchess soils, 10 percent Nassau soils, and 45

percent minor soils and rock outcrop. The soils are well drained and moderately deep with a silt loam to channery silt loam texture. Permeability is moderate.

Most areas of this unit are used as cropland, pastureland, woodland, or residential development. Slope, shallow depth to bedrock, and widespread rock outcrops are the main limitations in the areas used for community development.

Bernardston-Pittstown (Map Unit 5)

USDA description: Dominantly gently sloping to steep, very deep, well drained and moderately well drained, medium textured soils with a dense substratum; on uplands.

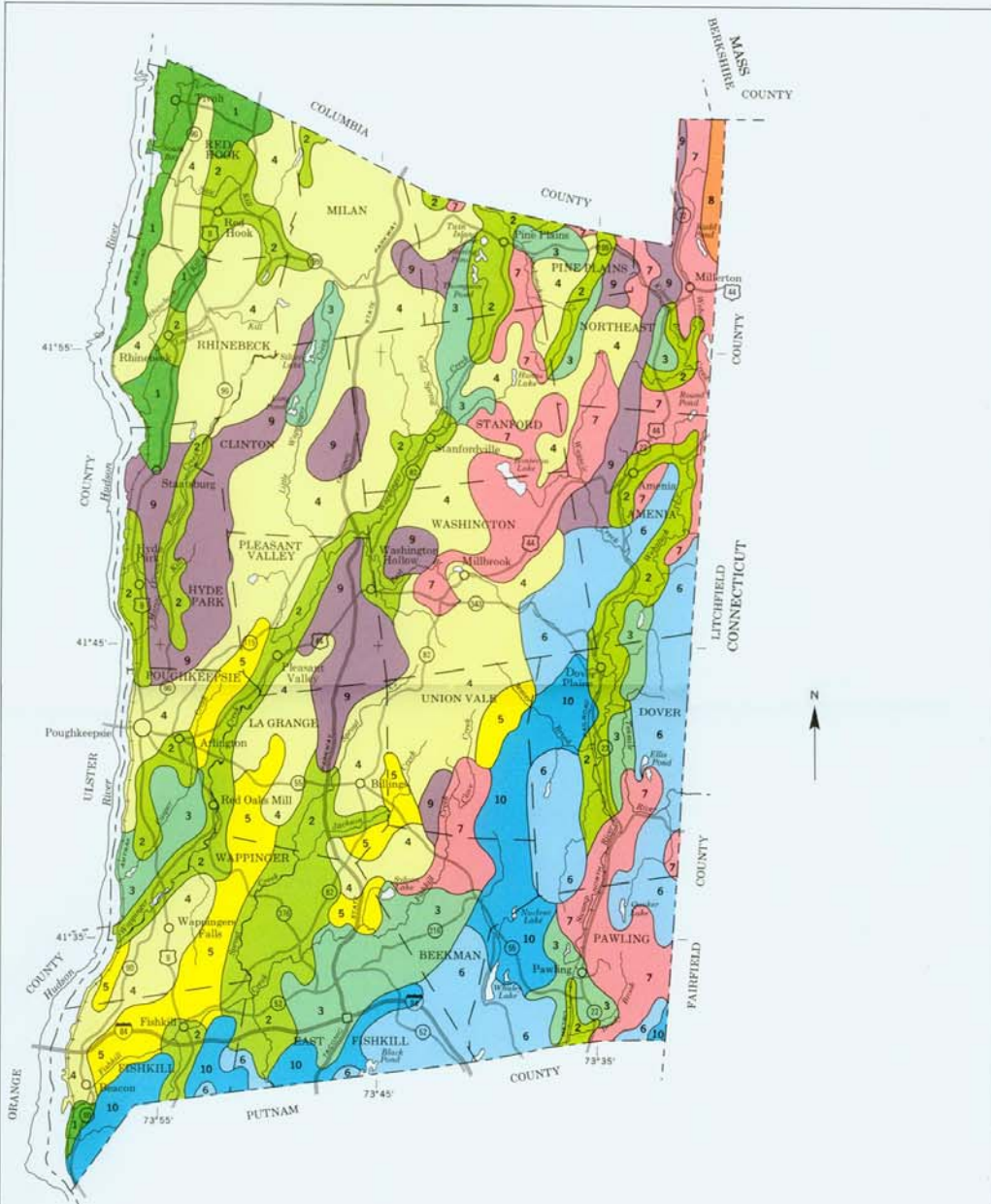
Bernardston-Pittstown soils form on glacial till on hilltops and hillsides underlain by shale and phyllite. The unit is about 50 percent Bernardston soils, 25 percent Pittstown soils, and 25 percent minor soils. The soils are well drained and very deep with a silt loam texture. Permeability is moderate, slowing with depth.

Some areas of this unit are used for growing cultivated crops and hay. Other areas are used as woodland or residential development. Drainage is commonly installed in farmed areas. Stripcropping and cross slope tillage help to reduce erosion on sloping areas. Erosion is a hazard in woodlots managed for timber. Slow percolation rates in the substratum, a seasonally high water table, and slope are the main limitations in the areas used for community development.

Charlton-Chatfield-Hollis (Map Unit 6)

USDA description: Dominantly gently sloping to very steep, very deep to shallow, well drained and somewhat excessively drained, medium and moderately coarse textured soils; on uplands.

Charlton-Chatfield-Hollis soils form on glacial till on hills underlain predominantly by folded and tilted granite, gneiss, and schist. Bedrock exposures are common with very steep to nearly vertical bedrock escarpments. The unit is about 25 percent Charlton soils, 25 percent Chatfield soils, 15 percent Hollis soils, and 35 percent minor soils and rock outcrop. The soils are well drained and vary in depth depending on their location in the topography. Textures range from loam to fine sandy loam, and permeability is moderate to moderately rapid throughout.



SOIL LEGEND*

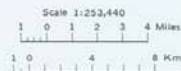
- 1 Hudson-Vergennes-Raynham
- 2 Hoosic-Wayland-Copake
- 3 Farmington-Galway-Stockbridge
- 4 Cardigan-Dutchess-Nassau
- 5 Bernardston-Pittstown
- 6 Charlton-Chatfield-Hollis
- 7 Stockbridge-Georgia
- 8 Taconic-Rock Outcrop-Macomber
- 9 Nassau-Rock Outcrop-Cardigan
- 10 Hollis-Chatfield-Rock Outcrop

*The units on this legend are described in the text under the heading "General Soil Map Units."

Compiled 1999

UNITED STATES DEPARTMENT OF AGRICULTURE
 NATURAL RESOURCES CONSERVATION SERVICE
 CORNELL UNIVERSITY AGRICULTURAL EXPERIMENT STATION

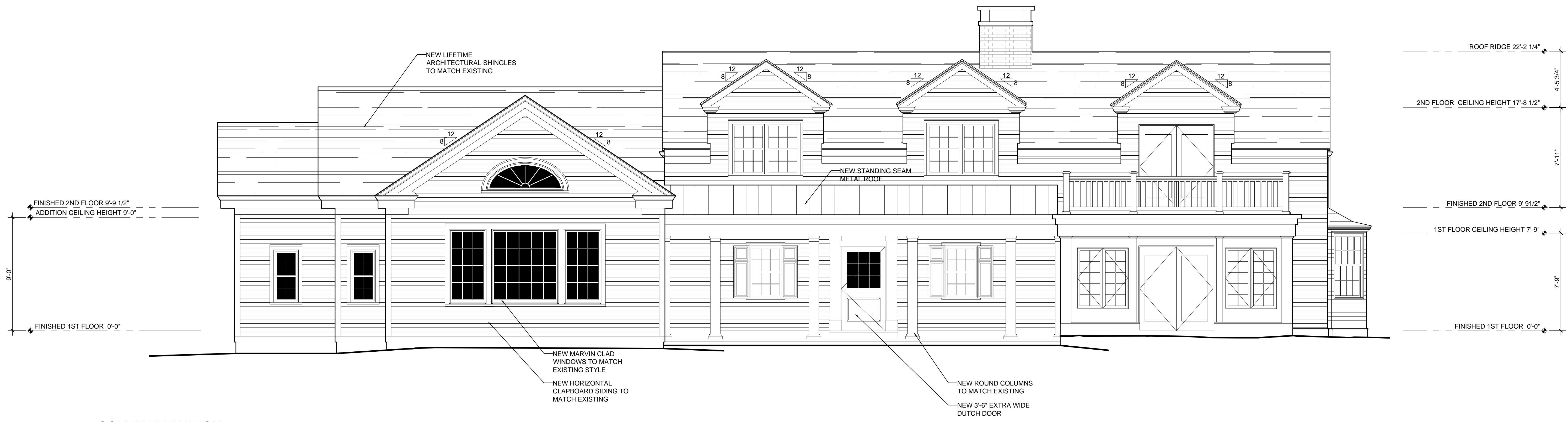
GENERAL SOIL MAP
 DUTCHESS COUNTY, NEW YORK



Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.



1 WEST ELEVATION
SCALE: 1/4"=1'



2 SOUTH ELEVATION
SCALE: 1/4"=1'



SURVEYORS CERTIFICATION
 I HEREBY CERTIFY THAT THE SURVEY MAP WAS PREPARED BY ME AND WAS MADE FROM AN ACTUAL FIELD SURVEY CONDUCTED BY ME ON SEPTEMBER 4, 1995

PLANNING BOARD
 APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF WASHINGTON NEW YORK, ON THE 11TH DAY OF SEPTEMBER 1995. THE PLANNING BOARD HAS REVIEWED THE SURVEY MAP AND FINDS THAT THE SURVEY MAP COMES WITHIN THE REQUIREMENTS AND STANDARDS OF THE ZONING AND SUBDIVISION MAPS ACT AND THE PLANNING BOARD'S RESOLUTIONS. APPROVED BY THE PLANNING BOARD ON SEPTEMBER 4, 1995.
 SIGNED THIS 4th DAY OF SEPTEMBER 1995
 CHAIRMAN

HEALTH DEPARTMENT NOTE

THIS PLAN DOES NOT CONSTITUTE A HEALTH DEPARTMENT SURVEY. A HEALTH DEPARTMENT SURVEY IS REQUIRED BY ARTICLE 26, TITLE 18, SECTION 1115 OF THE PUBLIC HEALTH LAW OF THE STATE OF NEW YORK. THE HEALTH DEPARTMENT HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT DOES NOT VIOLATE ANY OF THE REQUIREMENTS OF THE HEALTH DEPARTMENT. APPROVED BY THE HEALTH DEPARTMENT ON SEPTEMBER 4, 1995.
 SIGNED THIS 4th DAY OF SEPTEMBER 1995
 DATE OF THE COMMISSIONER OF HEALTH

TAX GRID NUMBER
 TAX GRID NUMBER 20-8788-00-1236A1 FROM

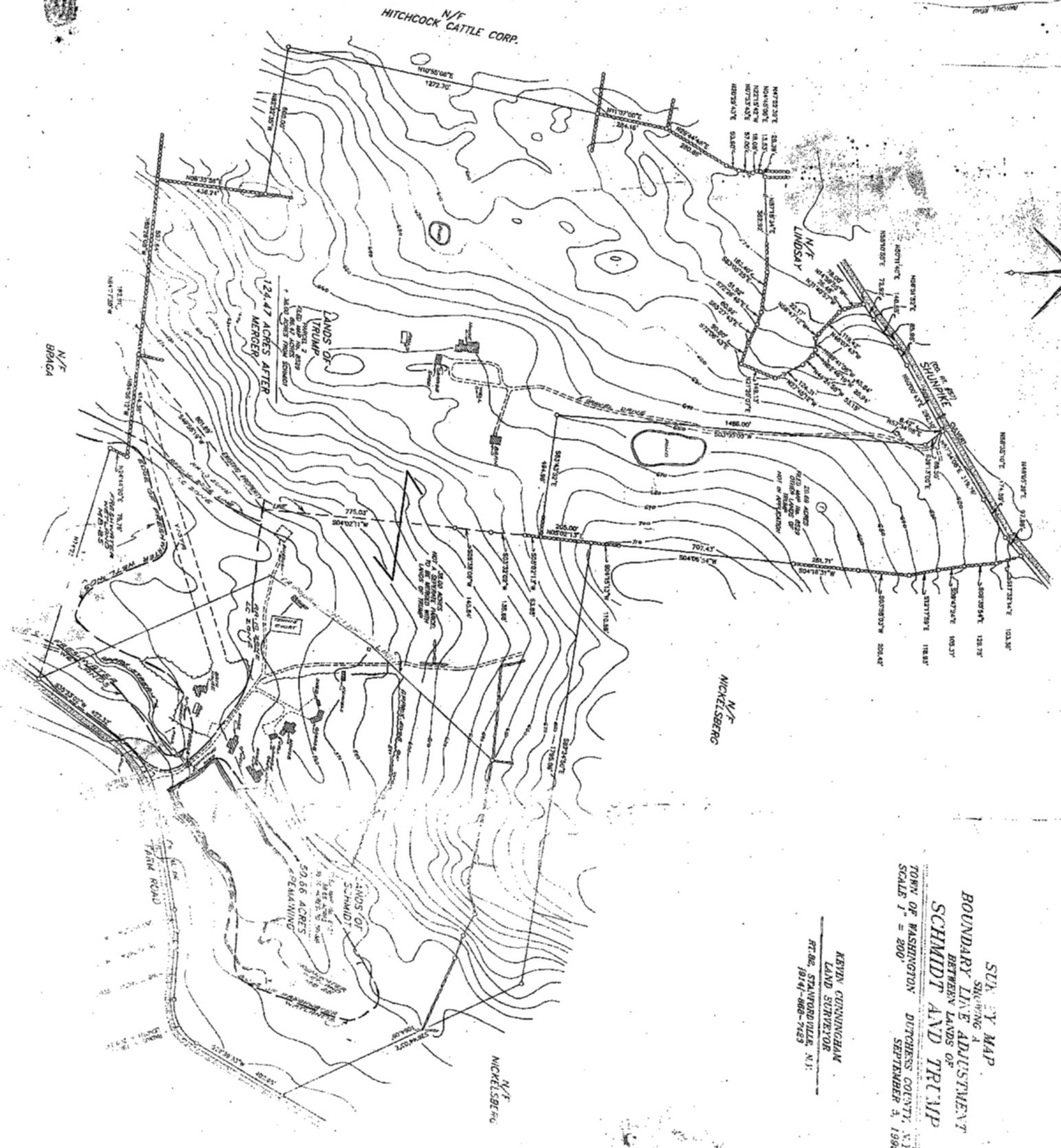
TAX GRID NUMBER
 TAX GRID NUMBER 20-8788-00-28955 SCHMIDT

WETLAND NOTE

WETLANDS OF FRESHWATER WETLANDS SHOWN HEREON WERE DETERMINED FROM NEW YORK STATE WETLANDS DATA AS PREPARED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

TOPOGRAPHY NOTE

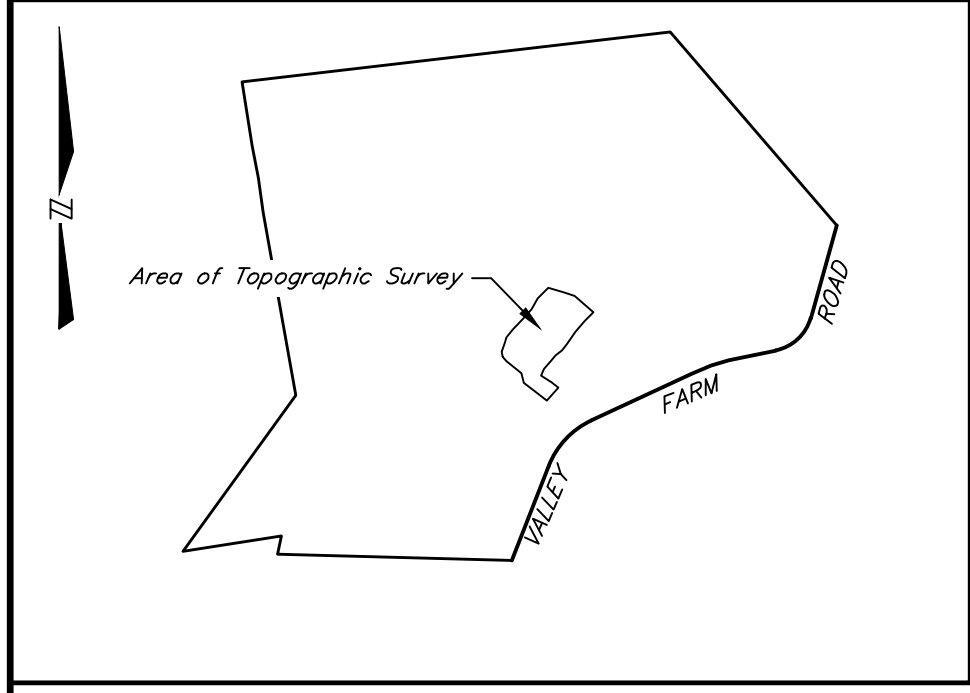
CONTOUR LINES SHOW HIGHER ELEVATION TO THE RIGHT. THE ELEVATION IS IN FEET AND U.S.S. THE ELEVATION IS IN FEET AND U.S.S. THE ELEVATION IS IN FEET AND U.S.S. THE ELEVATION IS IN FEET AND U.S.S.



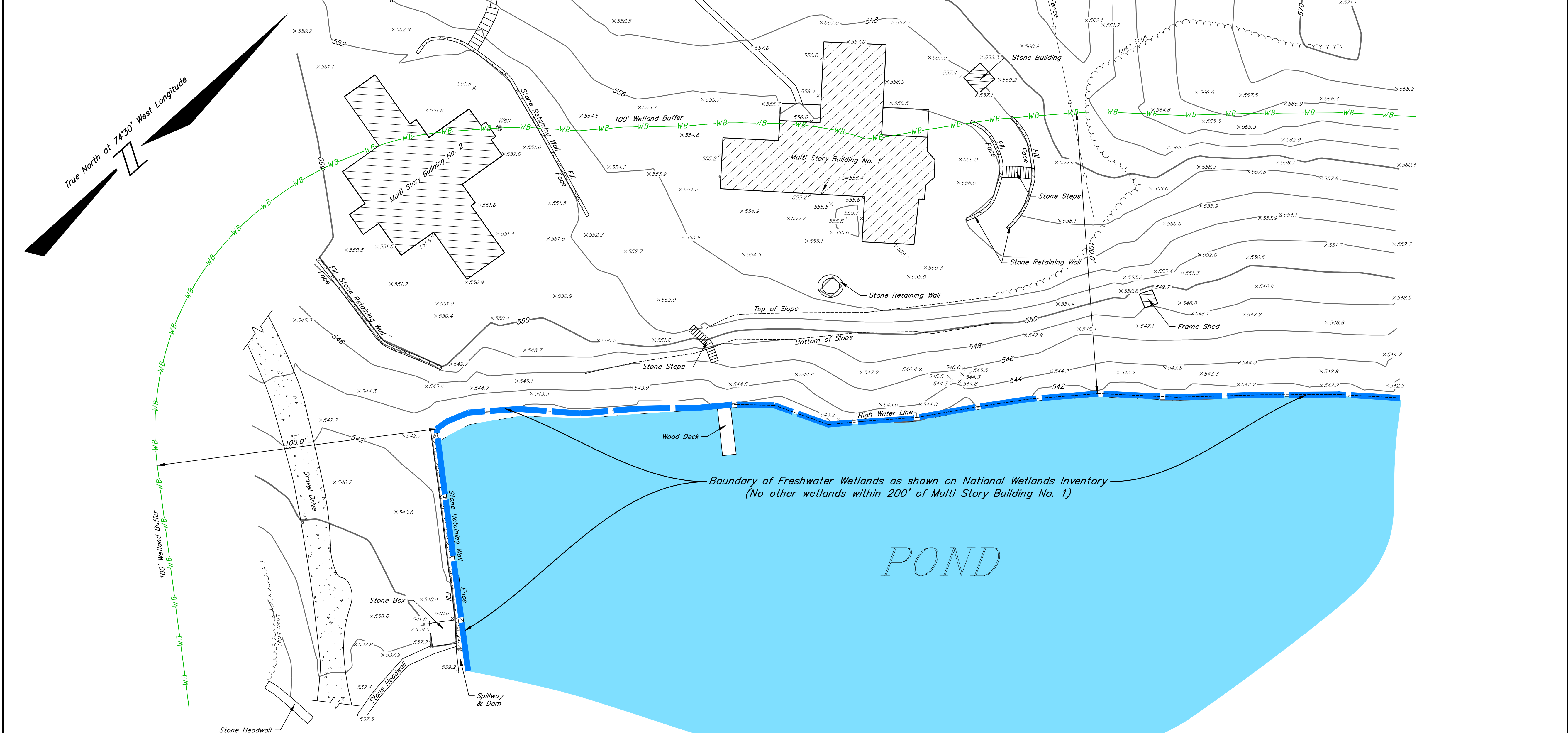
SURVEY MAP
 SHOWING A
BOUNDARY LINE ADJUSTMENT
 BETWEEN LANDS OF
SCHMIDT AND TRUHIP
 TOWN OF WASHINGTON DUTCHESS COUNTY, N.Y.
 SCALE 1" = 200'
 SEPTEMBER 4, 1995

KEVIN CUNNINGHAM
 LAND SURVEYOR
 FT. BE. STANFORDVILLE, N.Y.
 914-888-7423

LOCATION MAP 1 in. = 800 ft.

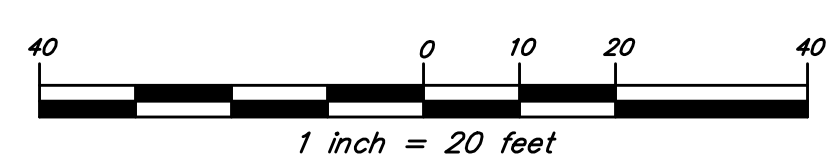


LEGEND	
—350—	CONTOUR LINE
*	SPOT ELEVATION
△	FIRST FLOOR ELEVATION
□	FIRST FLOOR SILL ELEVATION



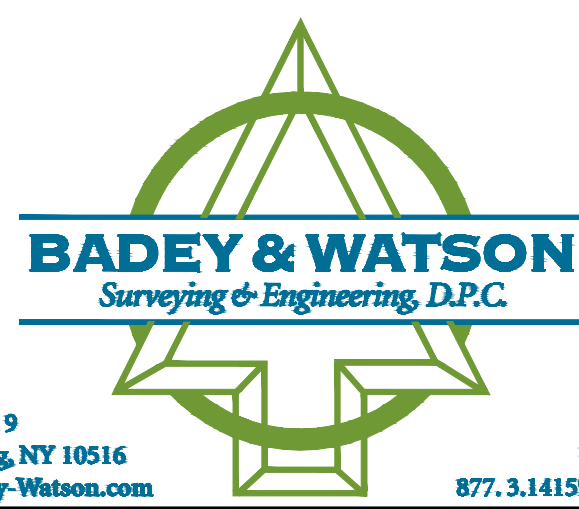
W.O. No. 30512 Checked by SOM Spell checked by JFT Drawn by JFT T.M. : 6766-00-289555 Drawing Name: TP-30512_R01_V22.DWG Layout: TOPO

TOPOGRAPHIC SURVEY
 PREPARED FOR
JOHN SCHMIDT
 SITUATE IN THE
TOWN OF WASHINGTON
DUTCHESS COUNTY
NEW YORK
 SCALE 1 in. = 20 ft. NOVEMBER 22, 2024

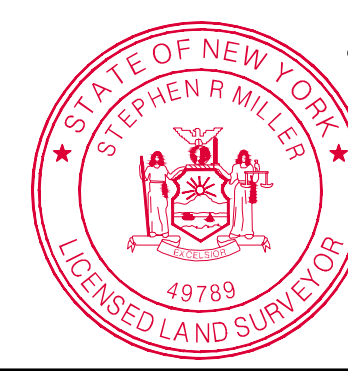


- Notes
1. COPYRIGHT "2024" by BADEY & WATSON, Surveying & Engineering, D.P.C. All Rights Reserved. Unauthorized duplication is a violation of applicable laws.
 2. Unauthorized alteration or addition to a document prepared by a licensed land surveyor is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
 3. Underground improvements, if any, are not shown hereon.
 4. All certifications are valid for this map and copies thereof only if said map or copies bear the embossed seal of the surveyor whose signature appears hereon.
 5. The vertical datum hereon is North American Vertical Datum of 1988 (NAVD 88).

We hereby certify that the survey shown hereon was completed by us on November 22, 2024 and that this map was completed on December 20, 2024.



3063 Route 9
 Cold Spring, NY 10516
 www.Badey-Watson.com
 845.265.9217
 877.3.141593 (Toll Free)



by *Stephen Miller*
 NEW YORK STATE LICENSED LAND SURVEYOR
 LICENSE No. 49789

PRINTED
 December 20, 2024
BADEY & WATSON
 Surveying & Engineering, D.P.C.

Application for John & Wendy Schmidt

Section C:

Typical vegetative cover for 443 Valley Farm Rd, Millbrook, NY 12545, near “open freshwater pond” and including by not limited to:

TREES

- Weeping Willow
- Black Walnut
- Eastern White Pine
- Sugar Maple
- Hickory

GRASSES

- Kentucky Bluegrass



