

TOWN OF WASHINGTON PLANNING BOARD

Town Hall
10 Reservoir Road
PO Box 667
Millbrook, NY 12545

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQR)

- DECLARATION OF INTENT TO SERVE AS LEAD AGENCY FOR SEQR REVIEW/NOTICE THAT A LEAD AGENCY MUST BE AGREED UPON WITHIN 30 DAYS
- REQUEST FOR AGENCY INPUT ON RELEVANT ISSUES OF ENVIRONMENTAL CONCERN

February 7, 2025

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Washington Planning Board is in receipt of an application to commence review of a proposed 2-lot subdivision relating to the Proposed Action described below:

Name of Action/Project: 122 Butts Hollow Road Subdivision

Name of Applicant: Brendan Johnson, PLS on behalf of owners Shepard and Jane Ellenberg

Tax Parcel: 135889-6965-00-004125-0000

SEQR Status: Unlisted Action

Description/Location of Action:

The Applicants and subject property owners Shepard and Jane Ellenberg (members of Millbrook Special Farm LLC) request approval to subdivide an approximately 205-acre lot into two lots, one new lot being approximately 21.473 acres and proposed at the southeast corner of the subject property (proposed Lot 1 on the plat on file with the Planning Board) and the second lot comprising the remainder of the subject property (approximately 184 acres). The application indicates there are a total of six (6) existing structures on the property, all of which are found in the northeast corner of the property and proposed to be part of the approximately 184 acres remaining after the proposed subdivision. The approximately 21.473-acre Lot 1 contains three fenced paddocks, patches of trees separating the paddocks, a stream/possible wetlands, a dirt farm road, and portions of a forested slope.

For Further Information:

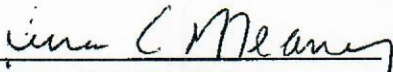
Contact Person: Jennifer Bossert, Secretary

Address: Town of Washington Planning Board
Town Hall
10 Reservoir Road
PO Box 667
Millbrook NY 12545

Telephone: (845) 677-3419, extension 112
Email: planningboard@washingtonny.org

THIS NOTICE OF INTENT TO SERVE AS LEAD AGENCY WAS AUTHORIZED AT A MEETING OF THIS AGENCY HELD ON February 4, 2025. Pursuant to the applicable standards set forth in 6 NYCRR, Part 617.6(b), the Town of Washington Planning Board determined to conduct coordinated review and concludes that it should be designated the lead agency. It is requested that each agency to whom this notice is sent complete the annexed form and return it to the contact person for receipt prior to the expiration of the required 30-day notice period.

IF YOU DO NOT RESPOND WITHIN THIRTY (30) DAYS, IT WILL BE INTERPRETED AS CONSENT THAT THE TOWN OF WASHINGTON PLANNING BOARD SERVE AS LEAD AGENCY. YOU WILL CONTINUE TO BE NOTIFIED OF SEQRA DETERMINATIONS AND ANY SUBSEQUENT PROCEEDINGS AND HEARINGS AS PROVIDED BY LAW.


SUSAN MEANEY, CHAIR
Town of Washington Planning Board

Date: February 7, 2025

Enclosures with this Notice:

Copy of Application
Copy of EAF Part 1 prepared by Project Sponsor
Preliminary Subdivision Plat

List of Involved/Interested Agencies:

- Town of Washington Town Board
- Town of Washington Highway Department
- Dutchess County Department of Health
- NYS Dept of Environmental Conservation, Region 3, South Putt Corners Road, New Paltz, NY
- Town of Washington Conservation Advisory Commission

NOTE: All agencies are request to provide any comments with respect to relevant issues of environmental concern to be included in the SEQR evaluation of the proposed action.

RESPONSE TO REQUEST FOR CONSENT TO LEAD AGENCY DESIGNATION

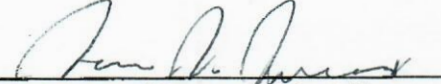
Proposed Lead Agency: Town of Washington Planning Board
Proposed Action: 122 Butts Hollow Road Ellenberg subdivision
Address: 122 Butts Hollow Road
Owner: Shepard and Jane Ellenberg
TM: _____ x

To: TOWN OF WASHINGTON PLANNING BOARD:
c/o Jennifer Bossert, Planning Board Secretary
(please respond by email: planningboard@washingtontny.org; or by mail:

The following involved/interested agency: (TOW HWY DEPT)
hereby:

- Consents that the Town of Washington Planning Board serve as Lead Agency for the coordinated environmental review of the Proposed Action. Contact information provided below.
- Does not consent that the Town of Washington Planning Board serve as Lead Agency and desires that _____ agency instead serve as Lead Agency. To contest Lead Agency designation, the undersigned intends to follow the procedures in accordance with 6 NYCRR Part 617.6(b)(5).

Please ATTACH SEPARATE SHEET(S) TO provide any comments or concerns on Lead Agency and any preliminary observations or concerns about potential impacts of Proposed Action.


Signature of Responsible Officer

Date: 2.10.25

JOSEPH J. SPAGNOLA
Print name and title HIGHWAY SUPERINTENDENT

Contact information for future communications with your agency:

Contact Person: KATHLEEN VEUETRI

E-mail: HWYDEPT@WASHINGTONNY.ORG
Phone: 845.677.3419 X110