



Town of Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtonny.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@washingtonny.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): Matthew Soleau AS AGENT for Edward Jones

Business Name: Hyalite Builders, LLC

Address: 30 Wakeman Rd.
Millerton, NY 12546

Telephone: 631-255-5751 Email Address: matt@hyalitebuilders.com

Name of Record Owner(s) of Property: Brian Kiernan; Adirondack Prop Sltns LLC

Address: 3699 Rt. 44
Millbrook, NY 12545

Telephone: 914-589-9949 Email Address: bfkiernan@icloud.com

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: Matthew Soleau AS AGENT for Edward Jones

REAL PROPERTY INFORMATION: Complete a box for each lot which is involved. Copy and attach more sheets if more than 3 parcels.

Dutchess County Tax Map Number (1234-00-123456-0000)	135889 6865-03-367384-0000
Name of Property Owner	Brian Kiernan; Adirondack Prop Sltns LLC
Property Street Address	3699 Rt. 44 Millbrook, NY 12545
Number of Acres	0.29 Ac.
Zoning District from Zoning Map	HM - Hamlet Mixed Use
Describe the Current Use of the Property	1st Floor - Professional Offices 2nd Floor - Residential
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> </u> X <u> </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> </u> X <u> </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	N/A
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> </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> </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	N/A
Name of Property Owner	
Property Street Address	
Number of Acres	
Zoning District from Zoning Map	
Describe the Current Use of the Property	
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> </u> YES <u> </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> </u> NO

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

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

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

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.
- N/A 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.

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

- within 50 feet of the boundary of a wetland that is at least ¼ acre in size but less than 1 acre; or
- within 100 feet of a boundary of a wetland that is at least 1 acre in size; or
- Within 100 feet from the high water mark of a perennial watercourse or waterbody; or
- within 50 feet from the high water mark of the identified channel for an intermittent watercourse.

D. Detailed description of proposed activity:

Special Use Permit application for 1st floor Professional Office on ground floor.

Project includes: Alteration and renovation of existing ground-floor commercial space. Removal of existing finishes per plan. New partitions, lighting, electrical distribution per plans. Reconfiguration of (1) bathroom per plans. Installation of new floor, wall and ceiling finishes per plans. Install pantry cabinets per plans. Retain existing mechanical / HVAC systems. Cosmetic upgrades to building exterior.

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. 0.29 Ac

G. Total contiguous acreage controlled by the applicant/owner. 0.29 Ac

(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)	N/A
Name of Property Owner	
Property Street Address	
Number of Acres	

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

Applicant Name: Matthew Soleau AS AGENT for Edward Jones

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

I. Types of existing structures (list):

Existing 2-story building, mixed use

J. Total square footage of all new construction. 0.0

K. Estimated value of new construction or addition. \$0.00

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

New construction:

Residential _____

Commercial _____

Institutional _____

Home occupation _____

Expansion:

Residential _____

Commercial _____

Institutional _____

Change in use _____

Other: Renovation of existing interior

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>Steven J. Green PLS</u> Address: <u>PO Box 534</u> <u>Goshen, NY 10924</u> _____ Email Address: _____ Telephone Number: <u>845-9781672</u>
Attorney Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	Other Type of Professional: <u>Architect of Record</u> Name: <u>Raymon Nelson</u> Address: <u>49 Barton Street</u> <u>Millerton, NY 12546</u> _____ Email Address: <u>eathwsearch@gmail.com</u> Telephone Number: <u>845-233-1133</u>

Applicant Name: Matthew Soleau AS AGENT for Edward Jones

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

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

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

A. **LOTS**

Number of lots proposed: _____

Size of the smallest lot proposed: _____

Size of the largest lot proposed: _____

B. **DRIVEWAYS**

Number of private driveways proposed: _____

Number of common driveways proposed: _____

Maximum number of lots served by a common driveway: _____

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

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

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

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

III. FEES AND ESCROW

A. Application Fee and Escrow Deposit

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

Applicant Name: Matthew Soleau AS AGENT for Edward Jones

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	\$1,500	
Plus the below amount:				
	Projects under \$10,000.00 in development costs	\$2,000.00		
	Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
	Projects over \$50,001.00 in development costs	\$10,000.00		
LOT LINE CHANGE APPLICATION FEE				
	Up to 5.99 acres	\$600.00		
	6.0 - 15.99 acres	\$900.00		
	16.00 acres or greater	\$1,200.00		
SITE PLAN APPLICATION FEE		\$600.00		
SPECIAL USE PERMIT FEE		\$600.00	\$600	
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: Matthew Soleau AS AGENT for Edward Jones

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. \$ 2,100.00

Dated: 2/11/25



Signature of Applicant

Signature of Owner (if different)

Applicant Name: _____



Town of 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:

BRIAN KIERNAN, 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 2504 Rt-44

City SALT POINT State NY Zip 12578

I have authorized (name) MATTHEW SOLEAU of HYALITE BUILDERS

(name of company) to make the foregoing application to the Town of Washington for approval as described herein for the property located at 3699 Rt-44 MILLBROOK NY 12548 Property ID # _____

Signature: [Handwritten 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 24 day of JANUARY, 20 25.
Notary Public LISA EVANGELISTA
Commission expires: 7/27/2025

LISA EVANGELISTA
NOTARY PUBLIC STATE OF NEW YORK
Qualified in Dutchess County
Registration No 01EV6286423
Commission Expires 7/27/2025

Proof of Authority is attached. Type of Authority: _____

Applicant Name: Matthew Soleau AS AGENT for Edward Jones



Town of
Washington

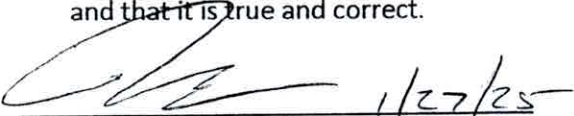
**TOWN OF WASHINGTON
PLANNING BOARD**
10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtontny.org

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

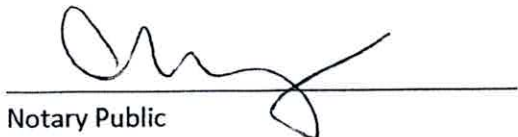
State of NEW YORK }
County of DUTCHESS } ss:

Matthew Soleau being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Special Use Permit and Building Permit(s) 3699 Rt. 44, Millbrook, NY 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 30 Wakeman Rd., Millerton, NY 12546 in the County of Dutchess and the State of New York.
3. That he/she is the Agent / Construction Manager 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.


1/27/25
Agent

Matthew Soleau
Agent


Notary Public

LISA EVANGELISTA
NOTARY PUBLIC STATE OF NEW YORK
Qualified in Dutchess County
Registration No 01EV6286423
Commission Expires 7/22/2025



Town of
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:

Brian Kiernan

and

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
3699 Rt. 44 (First Floor), Millbrook, NY 12545

which is shown and designated on the Dutchess County Tax Map as:

135889 - 6865 - 03-367384 - 0000

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

_____ 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.

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.

Signature

Brian Kiernan

ADIRONDACK PROPERTY SOLUTIONS PRESIDENT

Signature

Print Name

Dated: 1/27/25

Print Name

Dated: _____



- LEGEND**
- IRF/IF IRON PIPE/ROD FOUND
 - +— UTILITY LINE AND POLE
 - ADJOINING PROPERTY LINE
 - ⊙ SEWER MANHOLE
 - CB CATCH BASIN

NOTES:

PROPERTY LINE AS SHOWN ARE BASED ON DEEDS OF RECORD AND FILED MAPS.

THIS IS AN ACCURATE SURVEY COMPLETED IN THE FIELD JUNE 2022

SUBJECT TO ALL EASEMENTS AND/OR AGREEMENTS THAT THE PUBLIC UTILITY COMPANIES MAY HAVE.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYORS SEAL OR HIS/HER EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES

SUBJECT TO ALL RIGHT OF WAY TAKINGS NOT SHOWN OR FOUND IN COUNTY OR TOWN RECORDS

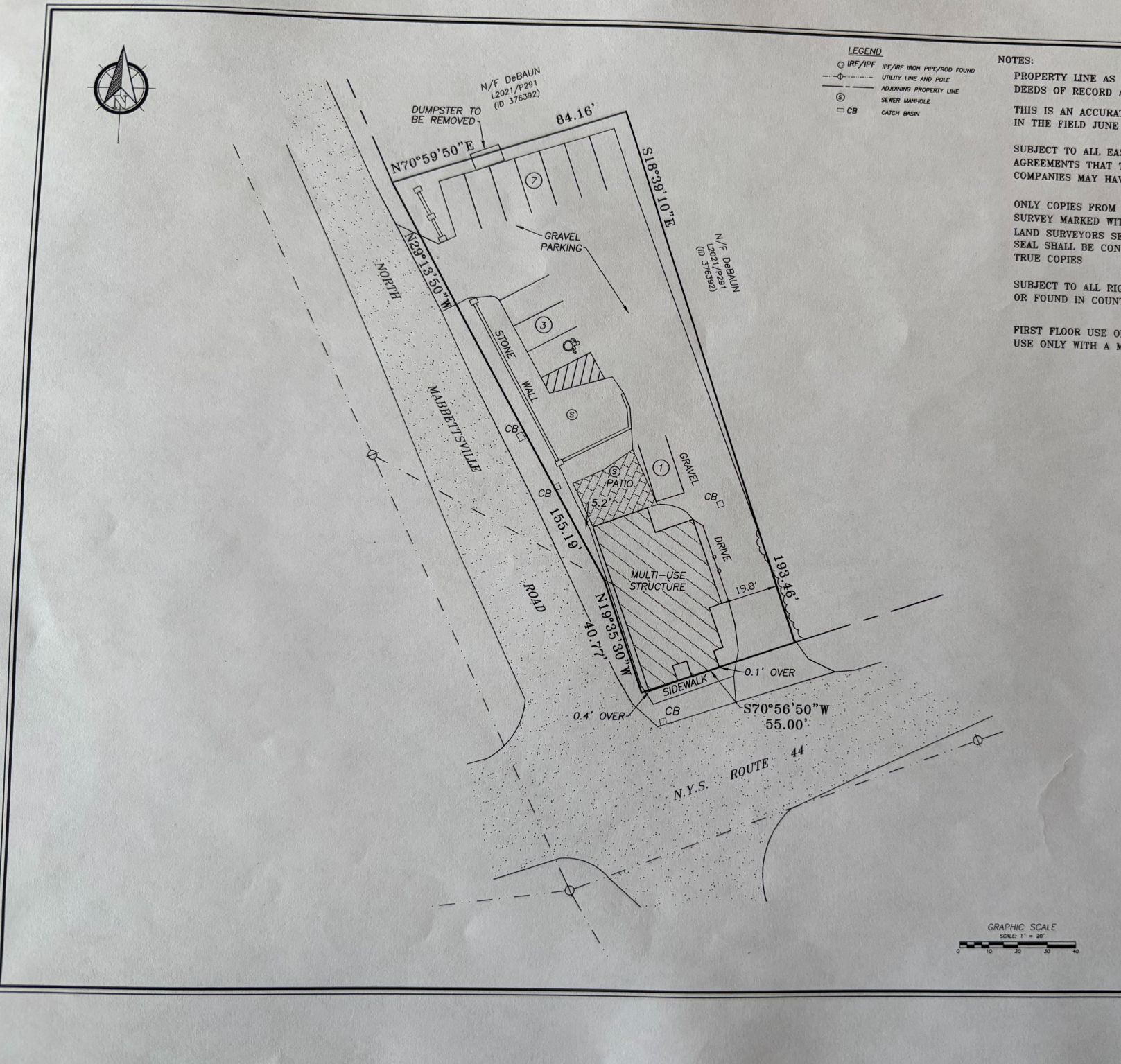
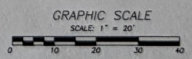
FIRST FLOOR USE OF THE BUILDING IS FOR OFFICE USE ONLY WITH A MAXIMUM OF 5 EMPLOYEES

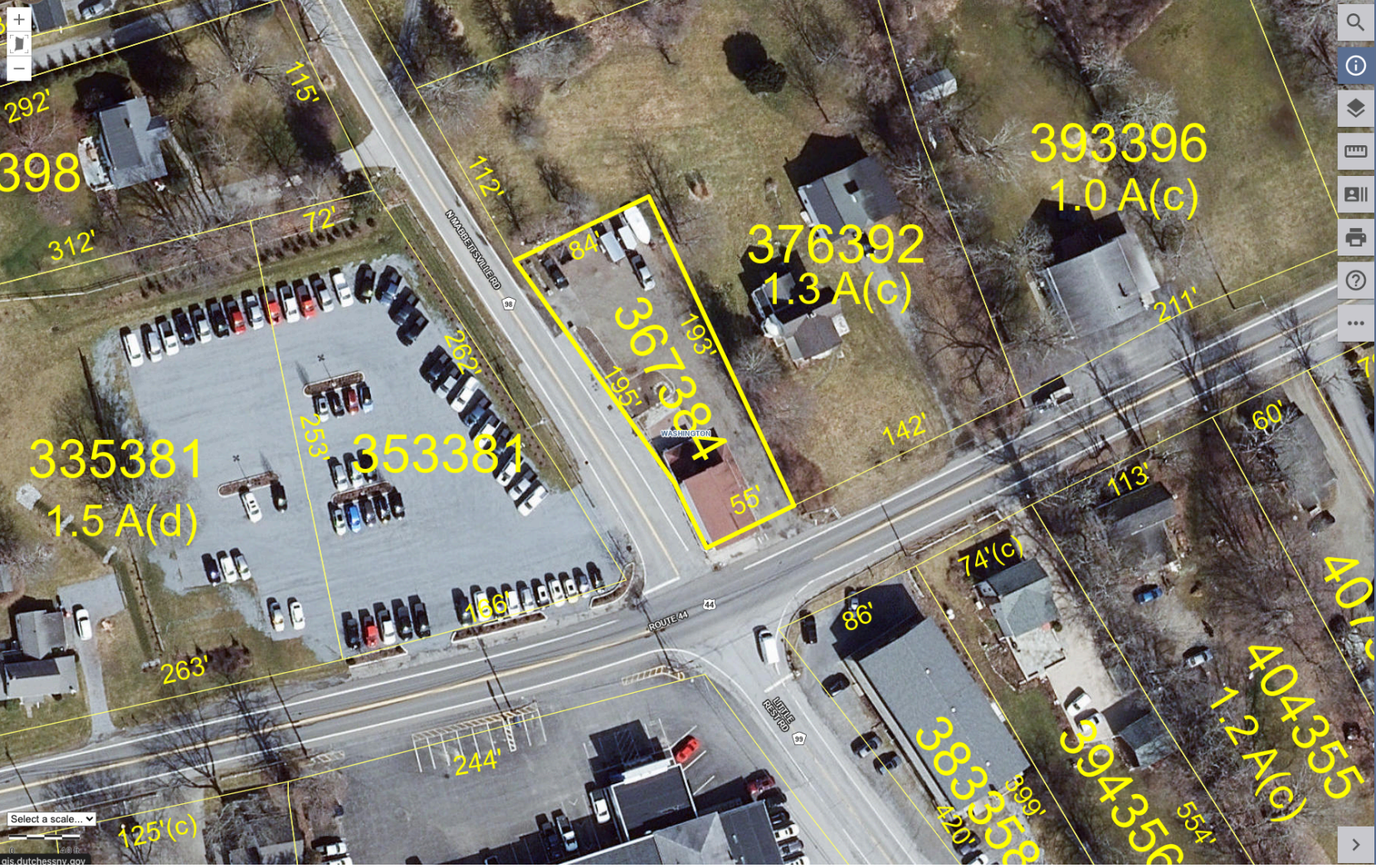
REFERENCES:
-L2021/P5506

LAND AREA
12,933.14 SF +/-

PARKING SPACES
8 PARKING SPACES WITHIN THE LOT.

SURVEY/SITE PLAN FOR		
ADIRONDACK PROPERTY SOLUTIONS		
TOWN OF MILLBROOK DUTCHESS COUNTY, NEW YORK		
PROJECT TITLE		
STEVEN J. GREEN PLS		
LICENSE NO. 050565 P.O. BOX 534, GOSHEN, NY 10924 (845) 978-1672		
STEVEN J GREEN PLS	LICENSE 050565	DATE
UNAUTHORIZED ALTERATION OR ADDITION TO A PLAN BEARING A LICENSED LAND SURVEYOR'S OR PROFESSIONAL ENGINEER'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2 OF THE N.Y. STATE EDUCATION LAW.		
SCALE	PROJECT	CAD REFERENCE
1" = 20'	3699 RT 44	J22-082
PARCEL ID	DATE	DWG. NO
367384	7/20/2022	1 of 1





Parcel Identity



Parcel Number 135889-6865-03-367384-0000	Assessment Land: \$41,500 Total: \$268,600
Parcel Location 3699 Route 44	Market Value \$361,200
Municipality Washington	School District Millbrook CSD
Owner Name Adirondack Property Solutions (Primary)	Agricultural District None
Primary Owner Mailing Address 94 Horseshoe Rd Millbrook, NY 12545	Roll Section 1 (Taxable)
Lot Size 0.29 Ac (D)	Tax Code None
Land Use (485) >1use sm bld	Deed Information Book: 22021 Page: 5506

Additional Links

- [Full Property Card](#) >
- [Parcel History](#) >
- [Tax Rolls](#) >
- [Historical Aerials](#) >
- [Historic Resource Survey](#) >
- [Zoning Map](#) >

Print Parcel Map

Select a scale...

Short Environmental Assessment Form

Part 1 - Project Information

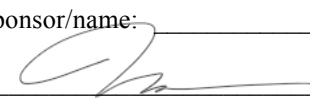
Instructions for Completing

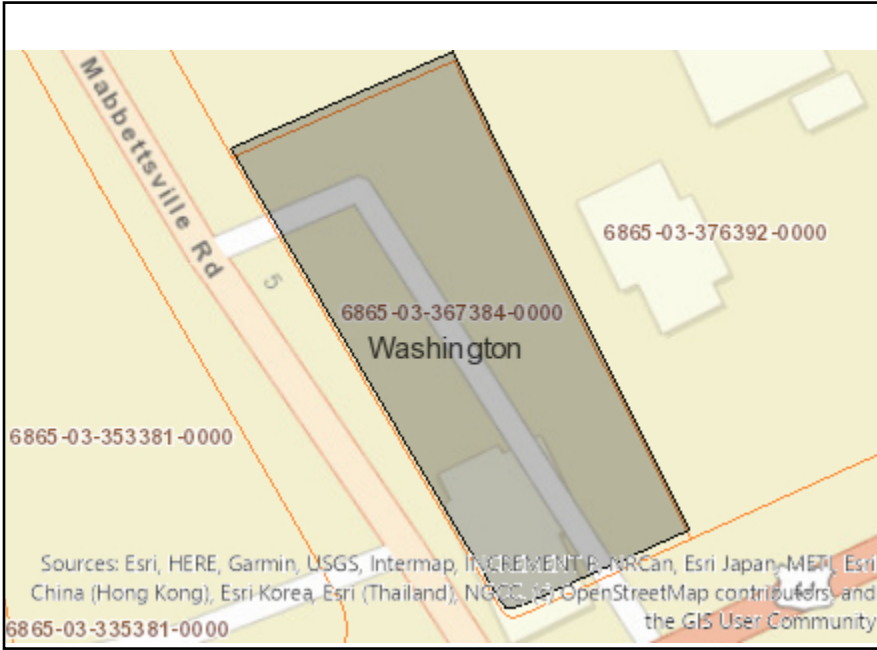
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

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

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

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site</u> Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban Suburban											
15. <u>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?</u>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
16. <u>Is the project site located in the 100-year flood plan?</u>	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u> 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: _____ _____	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td style="background-color: #cccccc;"></td> <td style="background-color: #cccccc;"></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
<input type="checkbox"/>	<input type="checkbox"/>										
18. <u>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)?</u> If Yes, explain the purpose and size of the impoundment: _____ _____	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u> If Yes, describe: _____ _____	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u> If Yes, describe: _____ _____	<table border="1"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>						
NO	YES										
<input type="checkbox"/>	<input type="checkbox"/>										
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p><u>Signature</u>  _____ Title: _____</p>											



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



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

DEED

THIS DEED, made the ^{as of} 28 day of October, 2021

BETWEEN

STEVEN ESTREMER, an individual having an address at 94 Horseshoe Road, Millbrook, NY 12545.

Party of the first part, and

ADIRONDACK PROPERTY SOLUTIONS, LLC, a New York limited liability company having an address at 153 Stormville Road, Hopewell Junction, NY 12533.

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs and the 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 described as follows:

City/Town: Town of Washington

SBL#: 135889-6865-367384

Location: 3699 Route 44, Millbrook, Ny 12545

The foregoing property is also described on Schedule A attached hereto.

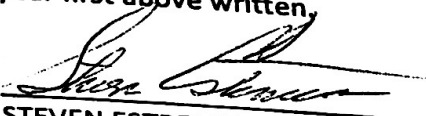
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all estate and rights of the party of the first part in and to said premises; TO HAVE 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 party forever.

AND the party of the first part covenants that they have not done or suffered anything whereby the said premises have been encumbered in any way whatsoever.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the

improvement before using any part of the total of the same for any other purpose. The word "party" shall be considered as if it read "parties" whenever the sense of this deed so requires.

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


STEVEN ESTREMERA

ACKNOWLEDGMENT

State of New York:
County of Dutchess :

On the 27 day of October in the year 2021 before me, the undersigned, personally appeared Steven Estremera, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacities, and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed this instrument.


Notary Public

JEFF FEIGELSON
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 02FE6296500
Qualified in Dutchess County
Commission Expires February 3, 2022

Section: 135889
Block: 6865
Lot: 367384
City/Town: Town of Washington

Return to:
Frank Peters, Esq.
268 Route 202, Unit - D-104
Somers, NY 10589

Schedule A

All that certain piece of parcel of land situate in the Town of Washington, County of Dutchess and State of New York bounded and described as follows:

Beginning at a point of the northerly line of N.Y.S. Rt. 44, said point being the intersection of the northerly line of said road with the easterly line of North Mabbettsville Road; thence along the same N 19 deg. 35' 30" W 40.77 feet, and N 29 deg. 13' 50" W 155.19 feet,; thence leaving said roadline and running along lands of Karn as described in Liber 1622 of deeds at page 311, N 70 deg. 59' 50" E 84.16 feet, and S 18 deg. 39' 10" E 193.6 feet to the northerly line of said N.Y.S.Rt. 44; thence along the same S 70 deg. 56' 50" W 55.00 feet to the point or place of beginning.