



300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

Jennifer L. Van Tuyl
jvantuyl@cuddyfeder.com

March 17, 2025

Hon. Susan Meaney, Chairperson
and Members of the Planning Board
Town of Washington
Town Hall
10 Reservoir Dr.
Millbrook, NY 12545

Re: Clear Subdivision:

Dear Chairman Meany and member of the Board:

Pursuant to the Board's Resolution at the March 4, 2025, meeting, we are pleased to include the following in support of the application for Final Plat Approval:

Four copies of the Final Subdivision Plat set, showing signatures of the Surveyor, the Owner and the Dutchess County Department of Health.

These plans meet the requirements of the approval resolution as follows:

- Condition a (1)-(3): The notes relating to further subdivision have been added to the Plat. The text of the notes has been reviewed by the Board's attorney and planner.
- Condition a (4): A proposed deed restriction relating to the further subdivision condition has been separately delivered to the Planning Board attorney for review.
- Condition b: The building envelopes are illustrated on the final plat for lots 1, 2, and 5.
- Condition c-g: All requested notes have been added to the Plat.
- Condition i: The Health Department permission to file signature is on the final plat.

As to the remaining condition h, relating to payment of fees and consulting costs that must be paid prior to signing the final plat, we submit the following:

Municipal Fees (including recreation fees):

The applicant believes that the fees owing for final approval are:

- Application fee: \$850.00
- Lot fee \$200/lot x 4: \$800.00
- Rec fee \$4,000 x 4 \$16,000.00



March 17, 2025

Page 2

Accordingly, we believe the fees for final approval are \$17,650.00. We believe that your consultants informally agree to this calculation. As soon as the Chair can confirm the calculation Mr. Clear will arrange for payment, and bring payment to the April 1st meeting, where we hope that the plat will be signed.

Consultant fees:

Mr. Clear will pay these bills as soon as they are issued and the appropriate credit is allowed for past escrow deposits. We also acknowledge that both Aaron Werner and Joe Eriole will have fees incurred but not billed extending to a time subsequent to the April 1st meeting. We would like to agree on a mutually acceptable procedure to cover the professional fees prior to the April 1st meeting. Accordingly, we would request that the Chair authorize the Town consultants to discuss the matter with the applicant's representatives well in advance of the upcoming meeting.

We look forward to presenting the final plat at the April 1st meeting, and will ask that the Board approve the plat, since it is substantially in accordance with the Preliminary Plat, and further authorize the Chair to sign it. I will be discussing the procedures for assuring the proper order of recording the Declaration of Restrictions and filing the Plat with Mr. Eriole in the next few days.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'JL Van Tuyl', is written in a cursive style.

Jennifer L. Van Tuyl

cc: Timothy Clear and Johna Lee Clear (Applicant / Property owner)
Douglas E Larson – Larson Architecture Works PLLC (Applicant's Architect)
LRC Group (Applicant's Planner / Engineer)
Aaron Werner AICP
Joseph P. Eriole (Town Attorney)
Jonathan Ialongo (Town Building Inspector)