



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

COMBINED PLANNING BOARD APPLICATION

Submit Application and four copies, together with all required additional documentation and fees, to:

Planning Board Secretary
Town of Washington
10 Reservoir Drive
Millbrook, NY 12545
T: (845) 677-3419, Ext. 116
F: (845) 677-2085

With electronic copy (including all maps and forms) to:

Planning Board Secretary
planningboard@washingtontny.org

The digital copy shall be in a pdf, jpeg or other suitable write-protected image format capable of being opened and viewed using standard Windows-based software.

Name of Applicant(s): Brendan Johnson

Business Name: Johnson Surveying LLC

Address: 10 Meadows Lane
Pleasant Valley, NY 12569

Telephone: 845-380-0528 Email Address: Johnsonboundaries@gmail.com

Name of Record Owner(s) of Property: Claudia + Frank Piarecki

Address: 27 Top of the Hill Ln
Clinton Corners, NY 12514

Telephone: 842-249-6440 Email Address: Claudia@mac.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: _____

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)	6566-00-871921
Name of Property Owner	Claudia + Frank Piasecki
Property Street Address	39 Top of The Hill Ln.
Number of Acres	32.611
Zoning District from Zoning Map	RL-5, RS-5 - (Conflicting Legend)
Describe the Current Use of the Property	Field Crops
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<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

Dutchess County Tax Map Number (1234-00-123456-0000)	6566-00-820879
Name of Property Owner	Claudia + Frank Piasecki
Property Street Address	27-31 Top of The Hill Ln.
Number of Acres	17.840
Zoning District from Zoning Map	RL-5, RS-5 - (Conflicting Legend)
Describe the Current Use of the Property	Residential
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<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

Dutchess County Tax Map Number (1234-00-123456-0000)	
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?	<input 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 type="checkbox"/> NO

Applicant Name: Brendan Johnson

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

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

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

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

- A copy of the current deed of each property.
- Any easements affecting all parcels involved in the proposed activity.
- 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.
- 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).
- Owner's Endorsement – (You will find this attached to the end of this application.) Note ALL owners must sign, including both spouses.
- Consent to Inspection – (can be found on Planning Board page under “Planning Board Documents and Forms”).
- Section 803 Ethics Statement. (You will find this attached to the end of this application.)
- 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)

- 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? 2221
- _____ Wetland Permit Application. (This can be found on Planning Board page under “Planning Board Documents and Forms”).
Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.

Applicant Name: Brendan Johnson

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:

Applicant and subject property owners are looking to alter the lot line between parcels located at 27-31 Top of the Hill Ln (~~5665~~ 6556-00-820879) and 39 Top of the Hill Ln (6566-00-871921) the latter is looking to transfer 1.308 acres to the former.

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

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

F. Total acreage involved in the application. 50.451

G. Total contiguous acreage controlled by the applicant/owner. 50.451

(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)	
Name of Property Owner	
Property Street Address	
Number of Acres	

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

Applicant Name: Brendan Johnson

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 6

I. Types of existing structures (list):
House, sheds, barn, barn/Apartment

J. Total square footage of all new construction. 0

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

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

New construction:	Expansion:
Residential _____	Residential _____
Commercial _____	Commercial _____
Institutional _____	Institutional _____
Home occupation _____	Change in use _____
	Other: _____

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

Professional Engineer Name: _____ Address: _____ Email Address: _____ Telephone Number: _____	Licensed Land Surveyer Name: <u>Johnson Surveying LLC</u> Address: <u>10 Meadows Lane</u> <u>Pleasant Valley, NY 12569</u> Email Address: <u>Johnsonboundaries@gmail.com</u> Telephone Number: <u>845-380-0528</u>
Attorney Name: _____ Address: _____ Email Address: _____ Telephone Number: _____	Other Type of Professional: _____ Name: _____ Address: _____ Email Address: _____ Telephone Number: _____

Applicant Name: Brendan Johnson

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 X 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: 2
Size of the smallest lot proposed: 19.148
Size of the largest lot proposed: 31.303

B. **DRIVEWAYS**

Number of private driveways proposed: 0
Number of common driveways proposed: 0
Maximum number of lots served by a common driveway: N/A

C. Preliminary Plat includes 50.451 acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is 0 (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 X 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 X 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: Brendan Johnson

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	600	
6.0 - 15.99 acres	\$900.00		
16.00 acres or greater	\$1,200.00		
SITE PLAN APPLICATION FEE			
	\$600.00		
SPECIAL USE PERMIT FEE			
	\$600.00		
WETLANDS PERMIT FEE			
	\$600.00		
SUBDIVISION:			
Preliminary Approval - Minor: Up to 4 Lots			
Application Fee:	\$750.00		
Fee Per New Lot	\$250.00 per lot		
Final Approval	\$750.00*		
Final Approval Up to 4 lots	\$200.00 per lot*		
Recreation Fee Per New Lot	\$4,000.00 per lot		
Preliminary Approval - Major: 5 or more lots			
Application Fee	\$850.00		
Fee Per New Lot	\$250.00		
Final Approval	\$850.00*		
Fee Per New Lot	\$200.00 per lot*		
Recreation Fee Per Lot	\$4,000.00		

* To be paid whether or not the Planning Board waives the requirements for Final Approval.

Applicant Name: Brendan Johnson

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

Dated: 5/19/2025



Signature of Applicant

Signature of Owner (if different)

Applicant Name: Brendan Johnson



Town of
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PLANNING BOARD**
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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

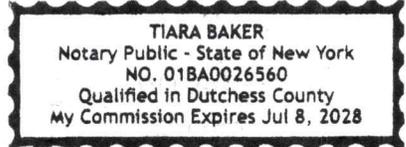
Brendan Johnson being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Piasecki Lot Line
Alteration 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 10 Meadow Lane, Pleasant Valley in the County of Dutchess and the State of New York.
3. That he/she is the Agent 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.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public



Applicant Name: Brendan Johnson



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DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss:

Brendan Johnson being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

N/A

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

N/A

3. That he/she understands that the Town of Washington intends to rely on the foregoing representations in making a determination to issue the requested applications and approvals and that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is true and correct.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public





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:

Claudia Piasecki and Frank Piasecki
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at
27-31 + 39 Top of the Hill Lane
which is shown and designated on the Dutchess County Tax Map as:

6566 - 00 - 820879 - + 6566-00-871921

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. **Failure to schedule an inspection will delay your project.**

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

Contact person for inspection: Brendan Johnson
Phone Number to schedule inspection: 845-380-0528

[Signature]
Signature

Brendan Johnson
Print Name

Dated: 5/19/2025

Signature

Print Name

Dated: _____