



**Town of Washington Planning Board Resolution**

**RESOLUTION GRANTING SITE PLAN AND SPECIAL PERMIT APPROVAL**

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**3515 Route 82 (Todd)**

Town of Washington Planning Board member Eric Alexander offered the following resolution, which was seconded by member Emily Abraham as follows:

**WHEREAS**, the Applicant, Sheri (Primeaux) Todd, requires site plan and special permit approvals to construct an addition on a preexisting nonconforming residential structure in order to create an accessory residence at 3515 Route 82, Millbrook, NY 12545, identified as Tax Parcel No. 6663-00-845354 (the “Property”), which is located in the Town’s RL-5 zoning district; and

**WHEREAS**, the Applicant plans to construct a 1,710 sq. ft., single-story addition to the existing 2,339 sq. ft. structure to create a living space for her elderly parents, with said addition containing a dining room, a living room, a kitchen, two bathrooms, an office, and a bedroom (the “Project”); and

**WHEREAS**, such accessory residential housing requires special permit approval by the Planning Board pursuant to Washington Town Code Section 165-41; and

**WHEREAS**, the Property is 4.89 acres in size and presently contains a two-story residential structure and a detached garage; and

**WHEREAS**, the Property is a preexisting nonconforming lot due to a reduced front yard setback (65.5 ft. where 100 ft. is required) and because it is undersized, as the minimum lot size in the RL-5 district is 5 acres; and

**WHEREAS**, expansion of nonconforming structures requires site plan approval pursuant to Town of Washington Code Section 165-84(G); and

**WHEREAS**, on March 18, 2025, the Washington Zoning Board of Appeals (“ZBA”) granted the Applicant a special permit to expand a nonconforming structure and three area variances from the Schedule of Area and Bulk Regulations (Appendix B), on the condition that Applicant obtain site plan approval from the Planning Board and that the accessory residence would be occupied solely by Applicant’s parents; and

**WHEREAS**, Applicant’s engineer communicated in a letter dated May 6, 2025 that the existing 3-bedroom home is to become a 2-bedroom home with office space and one additional bedroom is to be added in the proposed addition and, because the bedroom count would remain the same, no changes to the existing septic system are required; and

**WHEREAS**, on May 6, 2025, the Planning Board determined that the project was a Type II action under the State Environmental Quality Review Act (“SEQRA”) and therefore no further environmental review was required; and

**WHEREAS**, because the Property is located along Route 82 (a State road) and is situated within 500 feet of an agricultural district (AD 21), the Planning Board referred the Project to the Dutchess County Department of Planning and Development pursuant to General Municipal Law 239-m; and

**WHEREAS**, the Dutchess County Department of Planning and Development responded to the Planning Board’s referral on May 28, 2025 and deemed the Action a matter of local concern with no comment; and

**WHEREAS**, the Planning Board opened and closed a duly-noticed public hearing on the application on June 3, 2025 at which all those who wished to be heard on the application were heard; and

**WHEREAS**, the Board has considered the entire record in this matter, including all submissions by the Applicant, all comments and written materials submitted by the Board’s consultants, all provisions of applicable laws and regulations, including the Town Code and the Comprehensive Plan, together with relevant maps relating to same.

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Board grants Special Permit and Site Plan approval for the 3515 Route 82 (Todd) project, but finds that such approvals shall be subject to the following conditions:

- a) The structure shall remain a 3-bedroom residence. If any room not designated as a bedroom is to be used as a bedroom, approval of an expanded septic system by the County Department of Health will be required.
- b) Payment of all fees including Planning Board consultant review fees.
- c) Applicant’s compliance with all municipal regulations.

The foregoing resolution was duly put to a vote which resulted as follows:

	<u>YEA</u>	<u>NAY</u>
Susan Meaney, Chair	<u>YEA</u>	_____
Emily Abrahams	<u>YEA</u>	_____
Eric Alexander	<u>YEA</u>	_____
Nicole Drury	<u>absent</u>	_____
Richard Philipps	<u>absent</u>	_____
Anna Hall	<u>YEA</u>	_____
Adam Brandow	<u>absent</u>	_____

Dated: Millbrook, New York

June 3rd, 2025

  
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Lisa Agnelli, Secretary  
Town of Washington Planning Board