



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): ALEX & RENEE CASERTANO REPRESENTED BY ANTHONY FRISENDA, ARCHITECT
Business Name: N/A - PRIVATE FAMILY RESIDENCE
Address: 52 HOOKER AVENUE POUGHKEEPSIE NY 12601
Telephone: 845 242 0382 Email Address: ANTHONY@FRISENDA.COM

Name of Record Owner(s) of Property: ALEX & RENEE CASERTANO
Address: 20 SHORT ROAD, MILLBROOK NY 12545
Telephone: 860-201-2875 Email Address: renee.b.casertano@gmail.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: ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO

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)	135889-6965-00-041827-0000
Name of Property Owner	ALEX & RENEE CASERTANO
Property Street Address	20 SHORT ROAD, MILLBROOK NY 12545
Number of Acres	1.2
Zoning District from Zoning Map	RS-10 Rural Residential
Describe the Current Use of the Property	SINGLE FAMILY HOME
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input type="checkbox"/> YES <input checked="" 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

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

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 _____
- 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. EASEMENTS HAVE BEEN GRANTED FROM ZBA BUT NO FORMAL DOCUMENTATION HAS BEEN RECEIVED YET
- 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. (5) HARD COPIES DELIVERED IN PERSON WITH PRE-APPLICATION MEETING REQUEST ON 05/20/2025
- Consent to Inspection – (can be found on Planning Board page under “Planning Board Documents and Forms”).
- Section 803 Ethics Statement. (5) HARD COPIES DELIVERED IN PERSON WITH PRE-APPLICATION MEETING REQUEST ON 05/20/2025
- 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.

Applicant Name: _____

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:

- SINGLE FAMILY RESIDENTIAL - 2 STORY + BASEMENT (1,900 SQ FT) ADDITION TO EXISTING 2 STORY + BASEMENT (1,086 SQ FT) HOME. _____
- THE EXISTING HOME IS A PRE-EXISTING NON COMFORMING STRUCTURE. _____
- SPECIAL CONSIDERATION HAS BEEN GIVEN TO POSITION THE ADDITION IN A WAY THA MINIMIZES ITS IMPACT ON PROPERTY LINES WHILE MAINTAINING THE INTEGRITY OF THE SURROUNDING AREA. _____

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. 1.2

G. Total contiguous acreage controlled by the applicant/owner. N/A

(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: N/A

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: _____

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 3

I. Types of existing structures (list): single family home, detached garage, detached barn

J. Total square footage of all new construction. 1,900 SQ FT

K. Estimated value of new construction or addition. \$400,000

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

New construction:	Expansion:
Residential _____	Residential <input checked="" type="checkbox"/> _____
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:

<p>Professional Engineer</p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Email Address: _____</p> <p>Telephone Number: _____</p>	<p>Licensed Land Surveyer</p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Email Address: _____</p> <p>Telephone Number: _____</p>
<p>Attorney</p> <p>Name: _____</p> <p>Address: _____</p> <p>_____</p> <p>Email Address: _____</p> <p>Telephone Number: _____</p>	<p>Other Type of Professional: <u>ARCHITECT</u></p> <p>Name: <u>ANTHONY FRISENDA</u></p> <p>Address: <u>52 HOOKER AVENUE POUGHKEEPSIE, NY 12601</u></p> <p>Email Address: <u>ANTHONY@FRISENDA.COM</u></p> <p>Telephone Number: <u>845 242 0382</u></p>

Applicant Name: ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO

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: _____

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		
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		
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.

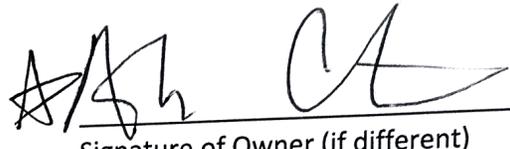
Applicant Name: _____

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. \$ _____

Dated: 06/17/25

→ 
Signature of Applicant


Signature of Owner (if different)



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 _____) ss:

_____, 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 _____ premises described _____
 - _____ 4. _____ legal _____ Corporation (LLC).

(If you check _____ of the Will, Certificate of Attorney)

(5) HARD COPIES DELIVERED IN PERSON WITH PRE-APPLICATION MEETING REQUEST ON 05/20/2025

I reside at _____

City _____ State _____ Zip _____

I have authorized (name) _____ of (Company) _____ to make the foregoing application to the Town of Washington for approval as described herein for the property located at _____

Property ID # _____

 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 _____ day of _____, 20____.

Notary Public _____ Notary Stamp: commission expires: _____

_____ Proof of Authority is attached. Type of Authority: _____



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:

Alex Casertano and _____

Owner Name

Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

20 Short Road Millbrook NY

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

135889 -6965-00-041827-0000

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

X 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: Alex Casertano

Phone Number to schedule inspection: 845 797 0293

Alex Casertano

Signature

Signature

Alex Casertano

Print Name

Print Name

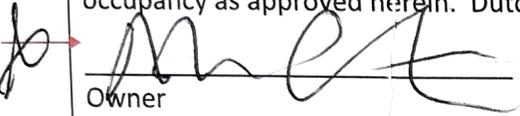
Dated: _____

Dated: _____

1. For **Site Plan Approval**, place the following owner endorsement signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to keep the premises as per plan approval by the planning board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved herein. Dutchess county clerk.


Owner

Date


Applicant

06/17/2025
Date

2. For **Site Plan**, place the following signature block on the proposed plan:

TOWN OF WASHINGTON PLANNING BOARD
PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date

3. For **Subdivision and Lot Line Revision**, place the following owner endorsement signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD OWNER / APPLICANT SIGNATURES	
<p>The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the office of the Dutchess County Clerk.</p>	

Owner	

Date	

Applicant	

Date	

4. For **Subdivision and Lot Line Revision**, place the following signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD SUBDIVISION APPROVAL	
<p>The plan of the development for the property as depicted hereon was approved by a majority of the members of the Town Of Washington Planning Board at a meeting held on _____, and after a public hearing held on _____. By signature of the Chairperson as set forth below, the Planning Board certifies that the requirements of Section 276 of the Town Law and the requirements of the Town of Washington Code have been met and the conditions of Subdivision Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.</p>	

Chair	

Date	

DEED

THIS DEED, made the 21 day of October ~~20~~, 2020

BETWEEN

CHRISTOPHER M. DE PAOLI and LAURA A. DE PAOLI, as husband and wife, having an address at 20 Short Road, Millbrook, NY 12545.

Party of the first part, and

ALEXANDER CASERTANO and RENEE BISSELL CASERTANO, as husband and wife, having an address at 131 Millbrook School Road, Millbrook, NY 12545.

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:

Town: Washington

SBL#: 135889/6965/041827

Location: 20 Short Road, 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.


CHRISTOPHER M. DE PAOLI


LAURA A. DE PAOLI

ACKNOWLEDGMENT

State of New York:
County of Dutchess :

On the 28 day of October in the year 2020 before me, the undersigned, personally appeared Christopher M. De Paoli + Laura A. De Paoli, 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

JANE FREEMAN MOORE
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires: May 2, 2022

State of New York:
County of Dutchess :

On the ___ day of October in the year 2020 before me, the undersigned, personally appeared _____, 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

Section: 135889
Block: 6965
Lot: 041827
Town: Washington

Return to:
Allan Rappleyea, Esq.
35 Market Street
Poughkeepsie, NY 12601

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Washington, County of Dutchess and State of New York, being known, shown and designated as lot #2 on that certain map entitled, "Subdivision Plat Prepared for Theodore H. Briggs and Elizabeth F. Briggs," said map having been filed in the Dutchess County Clerk's Office on June 19, 1994 as Map #9901;

SAID lot being more particularly bounded and described as follows:

BEGINNING at a point on the East side of Short Road where the northwesterly most corner of Lot #2 abuts the southwesterly most corner of Lot #3 as said lots are shown and laid out on the filed map cited herein;

RUNNING thence from said point of beginning along the division line between said lots 2 and 3 South 68 degrees 56' 00" East 204.84 feet to a point;

RUNNING thence along the division line between lots 1 and 2 the following courses and distances: South 22 degrees 30' 00" West 172.04 feet and North 81 degrees 49' 00" West 345.00 feet to a point on the East side of Short Road;

RUNNING thence at all times along said East side of Short Road the following courses and distances: North 53 degrees 52' 00" East 142.80 feet then on a curve to the to the left with a radius of 600.00 feet a distance of 158.09 feet to the point and place of BEGINNING.

SURVEY NOTES

1. Copyright Johnson Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.
2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.
11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.



Now or Formerly
Briggs
Doc. #02 2016 4267
6965-00-059847
Lot 3, FM 9901

FILED MAP REFERENCE

Survey shown hereon depicts lot(s) 2 as shown on a map entitled "Subdivision Plat Prepared for Theodore H. Briggs and Elizabeth F. Briggs" prepared by Harry J. Bly and filed in the Dutchess County Clerks office on June 9, 1994 as Map No. 9901

DEED REFERENCE

Doc. #02 2020 4471
Christopher M. De Paoli & Laura A. De Paoli
To
Alexander Casertano & Renee Bissell Casertano
November 4, 2020

TAX PARCEL NUMBER

Town of Washington, Dutchess County, New York
6965-00-041827

DATE OF SURVEY

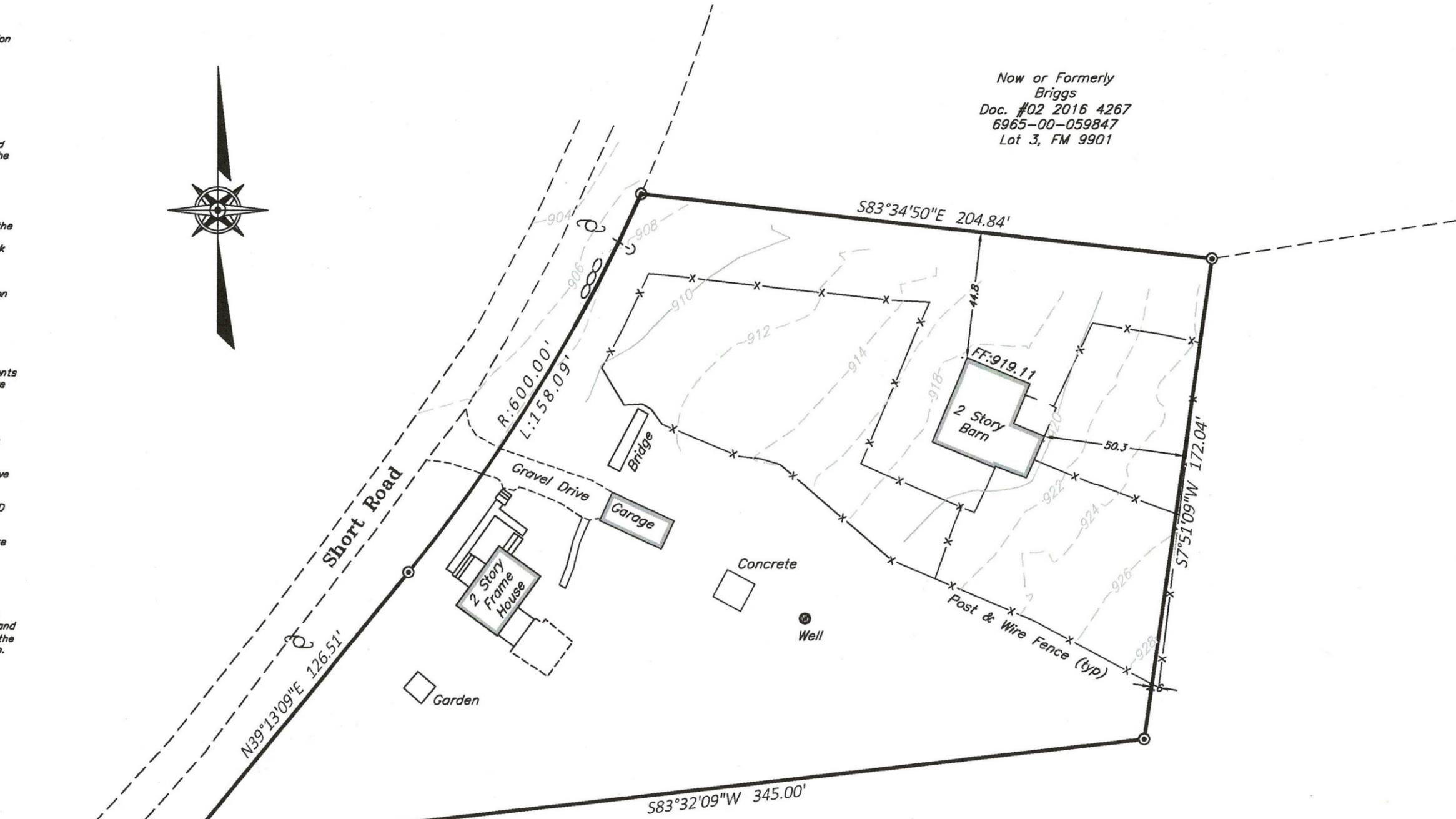
Field Completion: August 26, 2021

AREA

52,392 Square Feet
1.203 Acres

CERTIFICATIONS

Alexander Casertano
Renee Bisell Casertano



Now or Formerly
Mahon
Doc. #02 2016 6252
6965-00-051808
Lot 1, FM 9901

JOHNSON SURVEYING
Brendan Johnson, PLS
10 Meadow Lane
Pleasant Valley, NY 12569
Phone No. (845) 380-0528
johnsonboundaries@gmail.com
Copyright 2014



20 SHORT RD
**BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR
CASERTANO**
TOWN OF WASHINGTON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id 6965-00-041827	
address 20 SHORT RD	
date 8/30/2021	drawn BJ
scale 1"=40'	checked BJ
project no. 21-125	
project name 20 SHORT RD	
sheet 1 OF 1	



617.20
Appendix B
Short Environmental Assessment Form

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: 20 SHORT ROAD ADDITION			
Project Location (describe, and attach a location map): 20 SHORT ROAD - MILLBROOK, NY 12545			
Brief Description of Proposed Action: 2 STORY ¹⁹⁰⁰ SQ FT ADDITION TO EXISTING 2 STORY ^{1,000} SQ FT HOME			
Name of Applicant or Sponsor: ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO		Telephone: 845-242-0382	
		E-Mail: ANTHONY@FRISENDA.COM	
Address: 52 HOOKER AVENUE			
City/PO: POUGHKEEPSIE		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.2 acres			
b. Total acreage to be physically disturbed? _____ .02 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.2 acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: ANTHONY FRISENDA	Date: 03/11/2025	
Signature: <u>Anthony Frisenda</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

CASERTANO RESIDENCE
20 SHORT ROAD
MILLBROOK, NY 12545

VARIANCE APPLICATION - MARCH 25, 2025

SHEET NUMBER SHEET NAME

A-0 SITE PLAN
A-1 PLANS - LEVEL 1 & LEVEL 2
A-2 PLAN - BASEMENT & ROOF
A-3 EXTERIOR ELEVATIONS

PROJECT DESCRIPTION AND INFORMATION

2 STORY (800 SQ FT) ADDITION TO EXISTING 2 STORY (800 SQ FT) HOME

OCCUPANCY GROUP: R-6 SINGLE FAMILY RESIDENCE
CONSTRUCTION TYPE: VB
BUILDING HEIGHT: 22'-6" + 85 FEET MAX.

PARCEL NUMBER: 135889-0905-00-041827-0000
LOT SIZE: 1.20 AC (S)
ZONING CODE: RS-10 - RURAL RESIDENTIAL

FRONTAGE

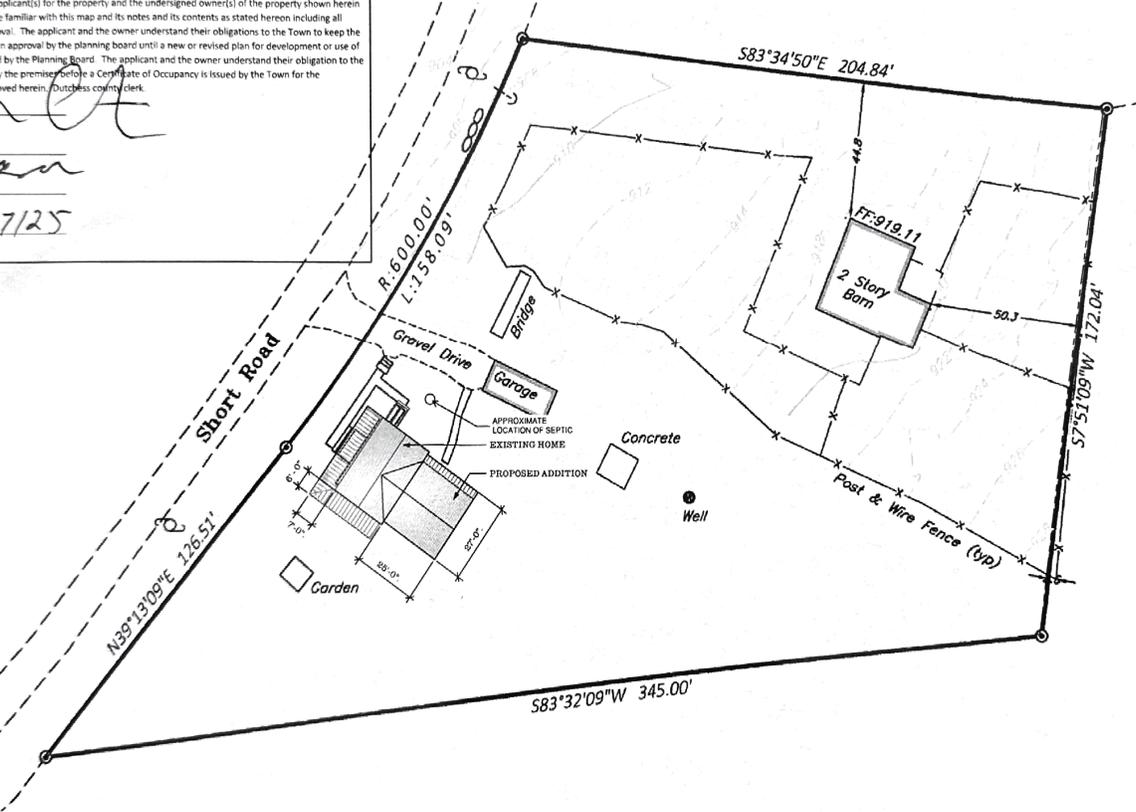
FRONT- 100
SIDE- 100
REAR- 75

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated herein including all conditions of approval. The applicant and the owner understand their obligations to the Town to keep the premises as per plan approval by the planning board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the property as approved herein, Dutchess county clerk.

[Signature]

Date: *[Signature]*
Applicant: *[Signature]*
Date: 03/11/25



1 SITE PLAN
SCALE: 1/8" = 1'-0"

FRISENDA ARCHITECTS

FA

52 HOOKER AVE
POUGHKEEPSIE, NY 12801
845.242.0382

SEAL

NOT FOR CONSTRUCTION

CASERTANO RESIDENCE
20 SHORT ROAD
MILLBROOK, NY 12545

No.	Description	Date

SITE PLAN

Project Code: CASERTANO
Drawn By: TR
Checked By: AF

A-0

Scale: 1/8" = 1'-0"

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