

# TOWN OF WASHINGTON

# APPLICATION SUMMARY SHEET

**Proj. Name:** Casertano Site Plan

**S/B/L:** 135889-6965- **Zone:** RR-10  
00-041827

**Description:** The Applicants and property owners, Alexander and Renee Casertano, are seeking site plan approval from the Planning Board to expand a preexisting nonconforming house on a 1.2-acre lot located at 20 Short Road (tax ID: 6965-00-041827-0000) in the RR-10 zoning district. According to the Applicants' architect, the existing 2-story, 3-bedroom, 1 bathroom house is 1,086 sf including a roofed porch and finished basement. The proposed two-story addition would extend from the eastern (rear) side of the house, adding 1,889 sf consisting of a new finished basement; new living room, mud room, and half bath on the first floor; and a new bedroom and full bath on the second floor. According to the architect there will be no net increase in bedrooms with the addition (i.e. the house would remain 3 bedrooms) because the 3 bedrooms on the second floor of the existing house (before the addition) will be consolidated into 2 bedrooms following the addition. The addition would increase the size of the house by 174%. The project required approvals from the Zoning Board of Appeals (ZBA) which were granted by the ZBA at its April 15, 2025 meeting.

**Applicant's Rep:** Anthony Frisenda

<b>SEQR ACTIONS COMPLETED:</b>	<b>NA</b>	<b>TYPE OF ACTION: Type II - 617.5(c)(11)(16)</b>
<input type="checkbox"/> Intent to Declare Lead Agency		Date:
<input type="checkbox"/> Declare Lead Agency		Date:
<input type="checkbox"/> EAF Submitted		Date:
<input type="checkbox"/> Determination of Significance by Board		Date(s):
PB Public Hearing Required?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
PB Site Plan (ZC § 165-125)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
PB Wetland Permit (ZC § 165-95)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
PB/ZBA Special Permit (ZC § 165-116 or -84.G)	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
Erosion/Sediment Control Plan (ZC § 165-46)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	
<b>LOCAL AND AGENCY REVIEW REQUIRED?</b>		<b>REFERRAL DATE      STATUS/DATE OF LETTER</b>
<b>Yes No</b> <input type="checkbox"/> <input checked="" type="checkbox"/> Town Board <input checked="" type="checkbox"/> <input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> <input type="checkbox"/> Zoning Board of Appeals <input type="checkbox"/> <input checked="" type="checkbox"/> Conservation Advisory Commission (CAC) <input type="checkbox"/> <input checked="" type="checkbox"/> County Planning Department (GML) <i>*will be required for PB review</i> <input type="checkbox"/> <input checked="" type="checkbox"/> County Highway Department <input type="checkbox"/> <input checked="" type="checkbox"/> County Health Department <input type="checkbox"/> <input checked="" type="checkbox"/> NYSHPO <input type="checkbox"/> <input checked="" type="checkbox"/> NYSDEC <input type="checkbox"/> <input checked="" type="checkbox"/> NYSDOT <input type="checkbox"/> <input checked="" type="checkbox"/> NYSDOH <input type="checkbox"/> <input checked="" type="checkbox"/> Village of Millbrook <input type="checkbox"/> <input checked="" type="checkbox"/> Millbrook Fire Department <input type="checkbox"/> <input checked="" type="checkbox"/> Army Corps of Engineers		

<b>VARIANCES?</b> <input checked="" type="checkbox"/> Y <input type="checkbox"/> N Variance or Waiver Request: 1) to exceed the 25% expansion permitted by the special permit (174% proposed), 2) to allow a side yard setback of 45' where 100' is permitted (55' of setback relief requested), and 3) to increase bulk within the reduced southern side yard setback. Date Granted or Denied, and any conditions: <b>Granted by ZBA 4/15/25</b>
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LAND USE BOARD ACTIONS:		
Date	Board	Discussion/Decisions/Resolutions
ZBA	4/15/25	Discussed application, public hearing open/closed. Classified as Type II. Granted requested 3 variances conditioned on receiving site plan approval from the Planning Board.
PB		

**RECOMMENDED ACTION FOR MEETING: July 1, 2025 Planning Board:** Discuss the application and consultant comments, classify the application as Type II under SEQRA (6 NYCRR 617.5(c)(11)), refer the application to Dutchess County Planning pursuant to GML 239-m, and set a public hearing for August 5, 2025.