



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

PRE-APPLICATION MEETING REQUEST FORM

SUBMIT THIS FORM IF YOU WOULD LIKE TO SCHEDULE A MEETING WITH THE PLANNING BOARD TO DISCUSS YOUR PROJECT AND ASK QUESTIONS BEFORE YOU FILE A FORMAL APPLICATION.

Submit this Form and four copies, together with the required \$500 fee, 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 any maps or plans you choose to include) 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. If available, you may attach or email plans, survey, pictures, diagrams with dimensions and material samples. These are not required for this meeting but may be helpful.

Name of Applicant - (may be architect, engineer or other design professional):

ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO

Business Name: FRISENDA ARCHITECTS PLLC

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

renee.b.casertano@gmail.com

Telephone: 360-201-2875

845-797-0293

Email Address: alexander.casertano@gmail.com

Applicant Name: ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO

PROJECT LOCATION: 20 SHORT ROAD, MILLBROOK NY 12545

PARCEL ID #: 135889-6965-00-041827-0000

DESIGN PROFESSIONAL/CONSULTANT NAME (if, any): FRISENDA ARCHITECTS PLLC

FIRM ADDRESS: 52 HOOKER AVENUE POUGHKEEPSIE NY 12601

TELEPHONE: 845 242 0382 EMAIL: ANTHONY@FRISENDA.COM

DESCRIBE PROJECT:

We propose a 2 story + basement addition to the rear of an existing single family residential two story + basement home located at 20 Short Road Millbrook, NY 12545. The addition will be at the rear of the home (south east). See plans for additional information

Multiple horizontal lines for additional project description.

SIGNATURE: [Handwritten Signature] DATE: 05/20/2025

REQUIRED: Check for a nonrefundable application fee of \$500.00 made out to the Town of Washington

Applicant Name: _____



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 DUTCHESS) ss:

ALEX CASERTANO, being duly sworn

- I am: (check one) _____ 1. _____ (an 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 which is the owner in fee of the premises described in the foregoing application.)
- _____ 4. _____ (designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll))
- _____ 5. _____ (member/owner(s) of Limited Liability Corporation (LLC).)

(5) hard copies delivered in person

(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 20 SHORT ROAD _____

City MILLBROOK State NY Zip 12545

I have authorized (name) ANTHONY FRISENDA of FRISENDA ARCHITECTS

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

20 SHORT ROAD MILLBROOK NY 12545 Property ID # 135889-6965-00-041827-0000

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: _____

Applicant Name: ANTHONY FRISENDA REPRESENTING ALEX & RENEE CASERTANO



Town of Washington

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PLANNING BOARD**
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NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtontny.org

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NEW YORK }
County of DUTCHESS } ss:
ANTHONY FRISENDA

(5) hard copies delivered in person

- _____ proposes and says:
1. That he/she is the agent of the applicant for ALEXANDER AND RENEE CASERTANO and that he/she has been duly authorized by the owner in fee 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 52 HOOKER AVENUE 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.

Agent

Agent

Notary Public

Applicant Name: _____



Town of Washington

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PLANNING BOARD**
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NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtontny.org

DISCLOSURE OF BUSINESS INTEREST

State of NEW YORK }
County of DUTCHESS } ss:

ALEXANDER CASERTANO being duly sworn

1. Pursuant to §803 of the General Municipal Law, I, the undersigned, being a municipal officer(s) or employee(s), and any of their family members, business associates, clients or campaign contributors, do hereby declare that I do not have an ownership position, employment position, or other interest in the proposed project: (Insert name, home address and municipal position) N/A

(5) hard copies delivered in person

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.

Agent or Owner

Agent or Owner

Notary Public

FRISENDA ARCHITECTS



52 HOOKER AVE
POUGHKEEPSIE, NY 12601
845.242.0382

SEAL

NOT FOR CONSTRUCTION

CASERTANO RESIDENCE
20 SHORT ROAD
MILLBROOK, NY
12545

No.	Description	Date
1	VARIANCE APPLICATION	03.25.25

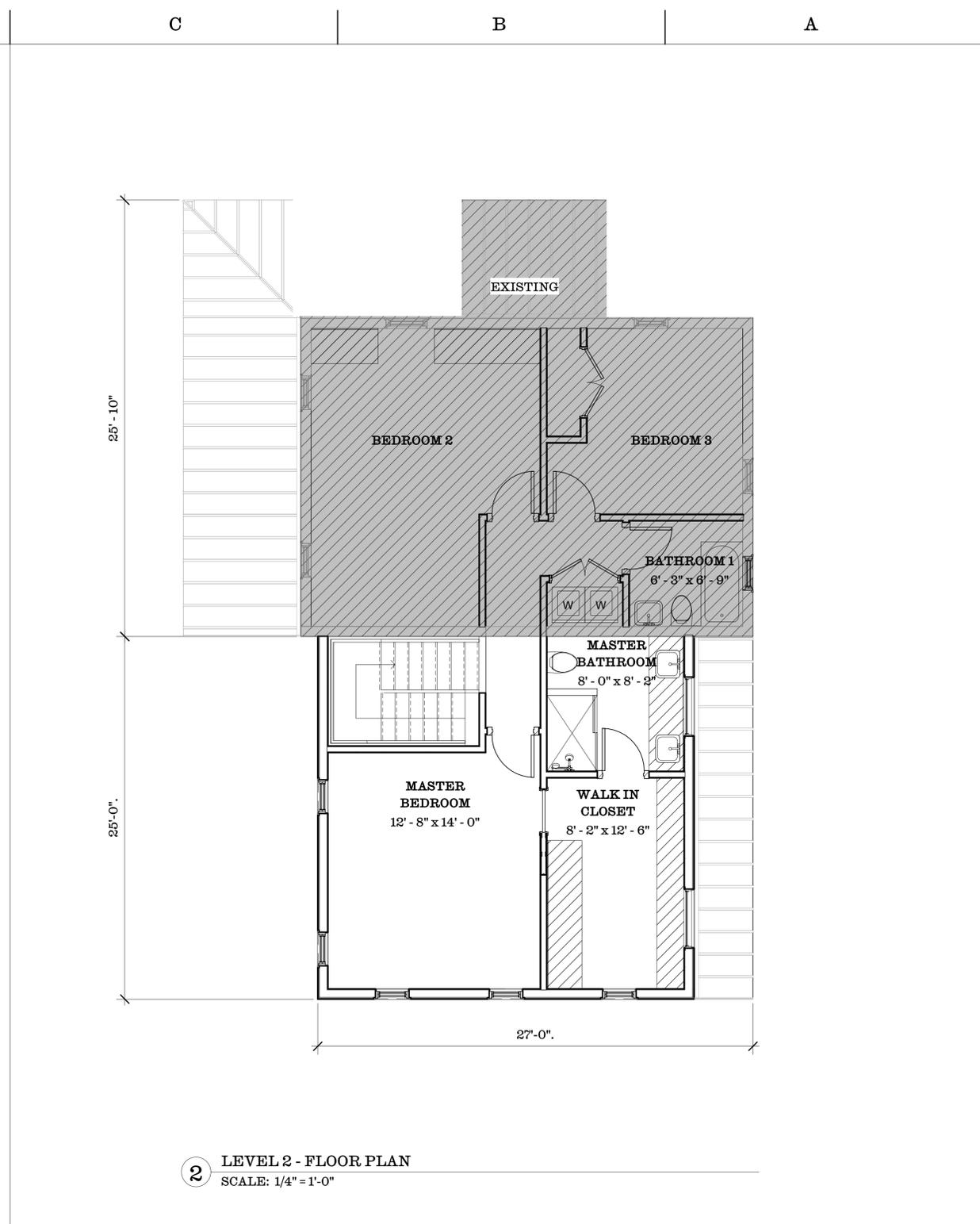
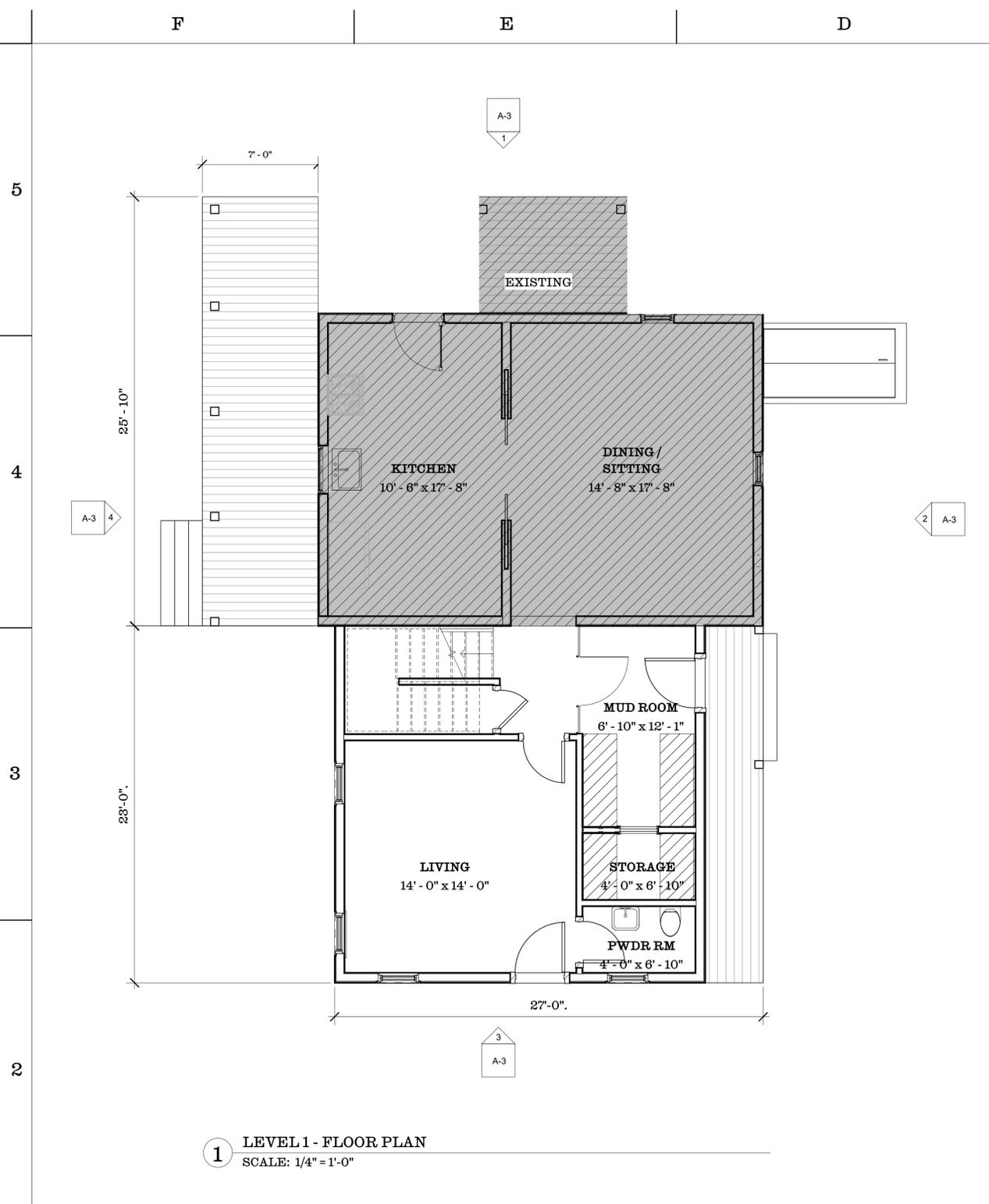
PLANS - LEVEL 1 & LEVEL 2

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

A-1

Scale 1/4" = 1'-0"

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LEGEND

- NEW WALL OR WALL INFILL, COORDINATE WITH PARTITION TYPE
- OVERHEAD SOFFIT/CEILING
- EXISTING
- NEW DOOR
- MILLWORK, COORDINATE WITH ELEV & DETAILS
- SPOT ELEV INDICATOR

5
4
3
2
1

F

E

D

C

B

A

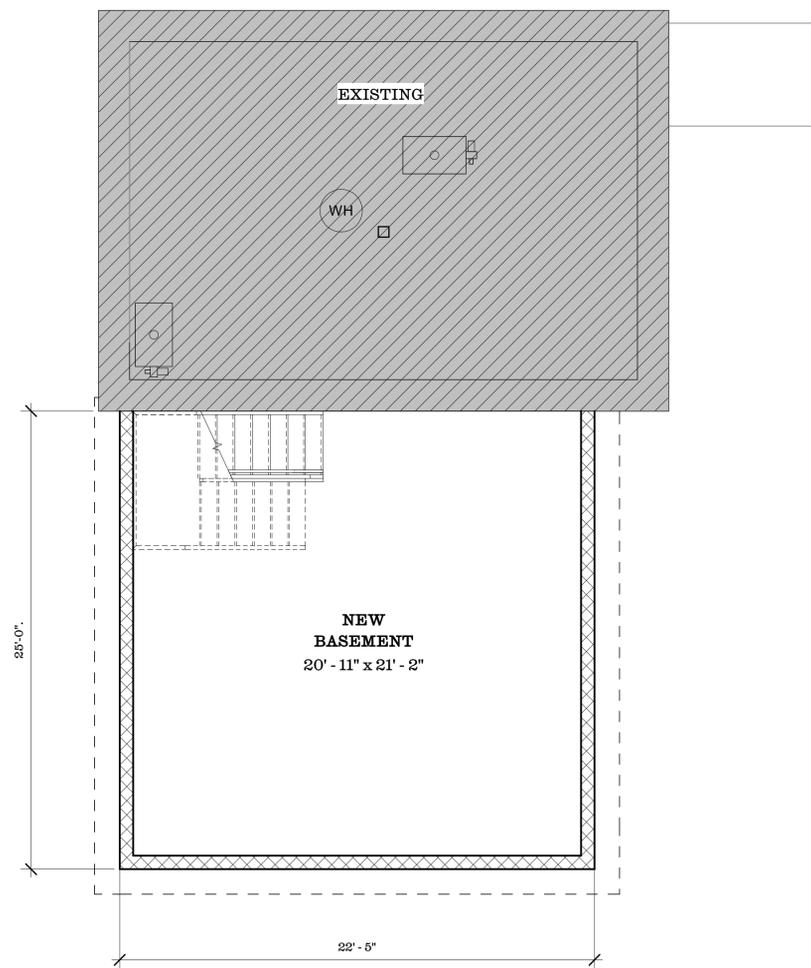
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4

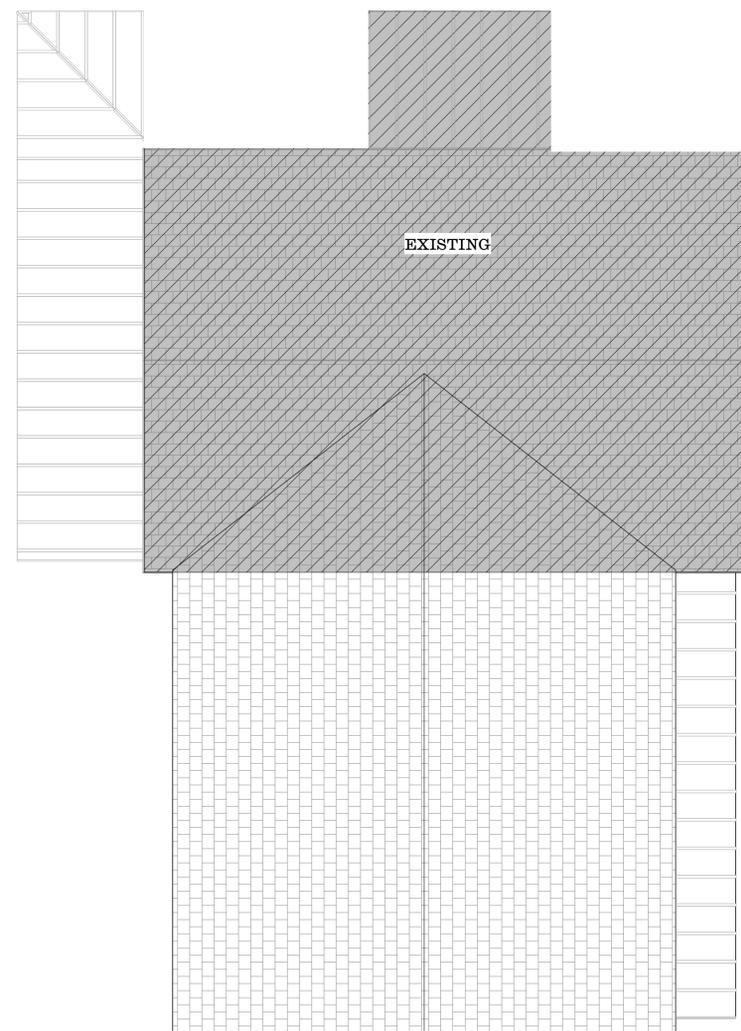
3

2

1



1 BASEMENT - FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

LEGEND

-  NEW WALL OR WALL INFILL, COORDINATE WITH PARTITION TYPE
-  OVERHEAD SOFFIT/CEILING
-  EXISTING
-  NEW DOOR
-  MILLWORK, COORDINATE WITH ELEV & DETAILS
-  SPOT ELEV INDICATOR

FRISENDA ARCHITECTS

FA

52 HOOKER AVE
POUGHKEEPSIE, NY 12601
845.242.0382

SEAL

NOT FOR CONSTRUCTION

CASERTANO RESIDENCE
20 SHORT ROAD
MILLBROOK, NY
12545

No.	Description	Date
1	VARIANCE APPLICATION	03.25.25

PLAN - BASEMENT & ROOF

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

A-2

Scale 1/4" = 1'-0"

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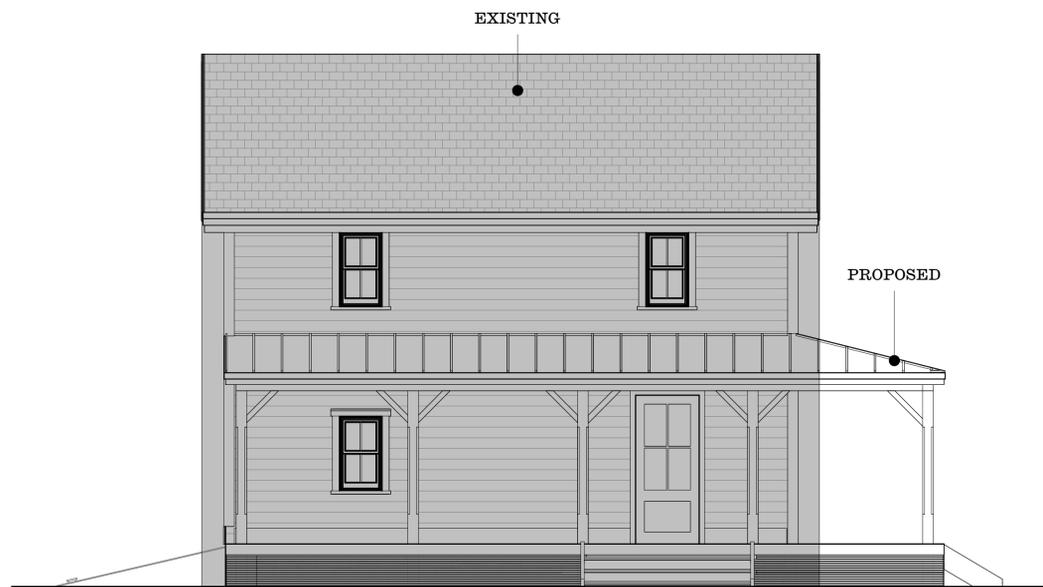
F

E

D

5

4



1 EXTERIOR ELEV - NORTH
SCALE: 1/4" = 1'-0"

C

B

A

PROPOSED

EXISTING



2 EXTERIOR ELEV - EAST
SCALE: 1/4" = 1'-0"

3

2

1

PROPOSED

EXISTING



3 EXTERIOR ELEV - SOUTH
SCALE: 1/4" = 1'-0"

EXISTING

PROPOSED



4 EXTERIOR ELEV - WEST
SCALE: 1/4" = 1'-0"

**FRISENDA
ARCHITECTS**

FA

52 HOOKER AVE
POUGHKEEPSIE, NY 12601
845.242.0382

SEAL

NOT FOR CONSTRUCTION

**CASERTANO
RESIDENCE
20 SHORT ROAD
MILLBROOK, NY
12545**

No.	Description	Date
1	VARIANCE APPLICATION	03.25.2025

**EXTERIOR
ELEVATIONS**

Project Code
Drawn By **AW**
Checked By **AF**

A-3

Scale 1/4" = 1'-0"
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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

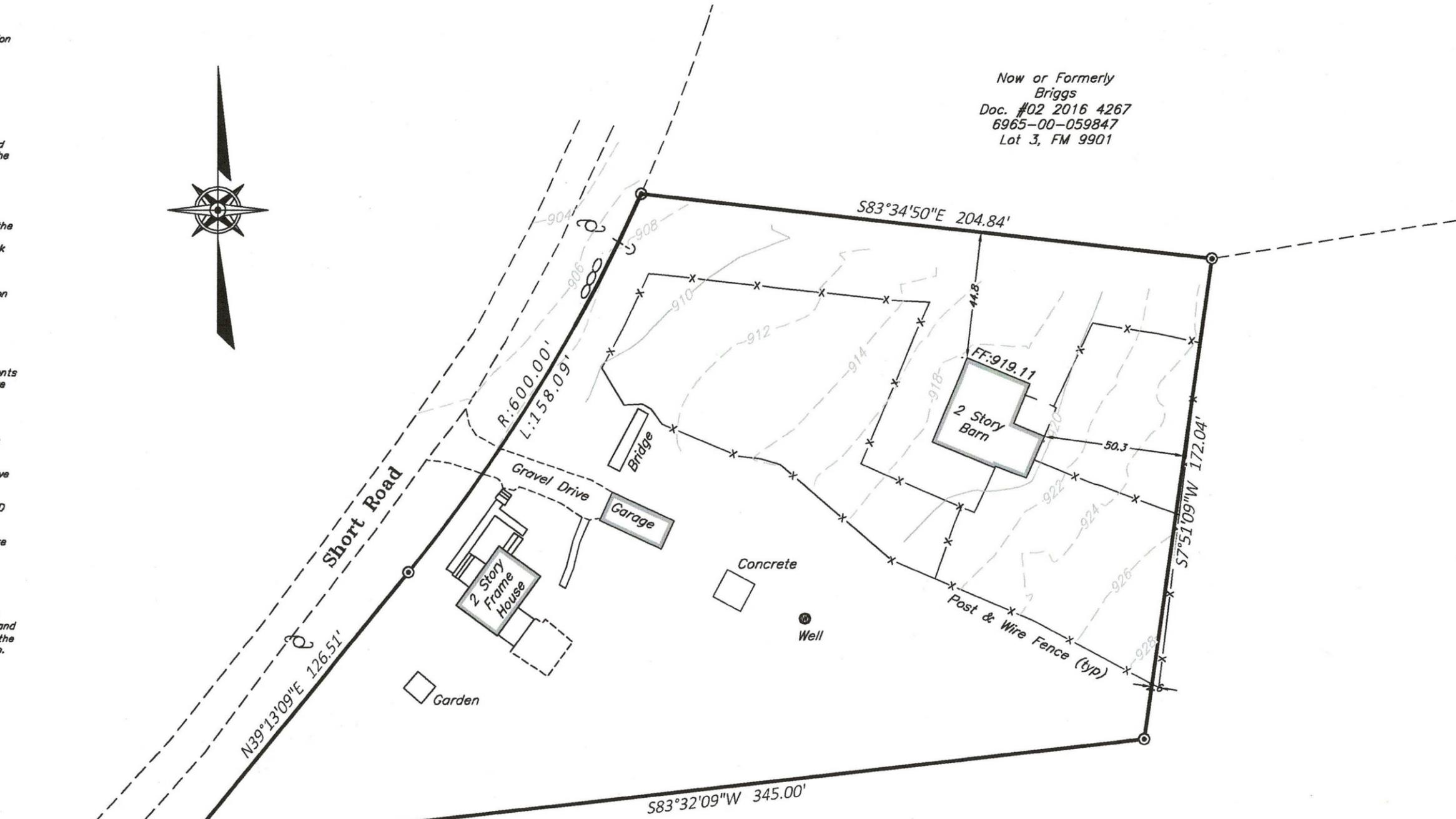
Field Completion: August 26, 2021

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
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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		







