



10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419
www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6764-01-262521-00
Property Street Address	35 MAPLE HILL DR
Number of Acres	0.46
Zoning District from Zoning Map	RH-1
Describe the Current Use of the Property.	RESIDENTIAL
Is this property located in or near a Wetland or Wetland Buffer?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> 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?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Is this application being made for a violation that currently exists on the property?	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> If YES, the application fee is double.

OWNER INFORMATION	
Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	DANIEL R. WILBER TRUSTEE REBECCA A. WILBER TRUSTEE
Record Owner Mailing Address	
Record Owner Email Address	
Record Owner Phone Number	

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	
Business Name of Applicant	
Applicant Mailing Address	
Applicant Email Address	
Applicant Phone Number	

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

Applicant/Owner(s)
Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

We are Seeking Area Variances from Section 16.5 Appendix B, Schedule of Area and Bulk Regulations, Seeking a 4.5' front setback variance, An 18.5' side setback variance, and a variance of 6.8% from the Maximum lot coverage

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The proposed addition is small, it will match the existing house and blend in with the neighborhood.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

The proposed addition is necessary in this location because the existing drive and garage are located on that side of the house.

3. The amount of relief requested is not substantial because:

The addition is small and once built it will look like it was always there.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The proposed disturbance and addition are small in nature and will occur in areas already developed.

5. Has the alleged difficulty been self-created? Yes, or ☒ No Why:

The house was built in 1958 which predated zoning. The setback and area variances requested are needed because it is an existing nonconforming lot.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

14' x 20'4"

Dimensions of new second floor:

N/A

Dimensions of floor above second level: N/A

Height (from finished ground to top of ridge):

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor: NO

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: Basement and 1-Story House
Number of Floors and General Characteristics BEFORE Alterations:
Basement with 1 floor living Area with garage

Number of Floors and Changes WITH Alterations:
1 Floor with 2 car garage

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:
House 1088 SQFT, Garage 320 SQFT, Enclosed Porch 285 SQFT

Proposed increase of building coverage:
New Garage 285 SQFT

Square footage of your lot:
19,849 SQFT

Percentage of coverage of your lot by building area:
10% lot coverage increases to 16.8% when Driveway, Deck and shed are factored in.

Purpose of New Construction
Additional garage space

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):
Lot is sloping from south side of property down hill to the north side of the property at an average slope of 10%. The addition will fit into existing contours if built in proposed location.



Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

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. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK
COUNTY OF _____, ss:

Daniel Wilber, 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 which is the owner in fee of the premises described in the foregoing application.

X 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).

(If you checked 4, 5, or 6, please provide proof of legitimacy (e.g., Corporate Resolution, Secretary Letter, Executive Order, or other Certified Letter of a Secretary, Letter of Administration, Attorney Opinion Letter, Letter of Probate, Power of Attorney, etc.)

I reside at _____

City _____ State _____ Zip _____

I have authorized (name) Linda and Gary Wilber

(Company) _____
to make the foregoing application to the Town of Washington for approval as described herein for the property located at 35 Maple Hill Drive
property ID # 6764-61-2625A1-0000

Signature Daniel Wilber

Daniel Wilber

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this _____ day of _____, 2025.

Notary Public Me

Notary Stamp

CHARLES M ACKERMAN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AC0035098
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029



Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

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. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK
COUNTY OF _____) ss:

REBECCA WILBER, 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 which is the owner in fee of the premises described in the foregoing application
X _____ 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)

If asked questions 1-5, please provide brief of history for Corporation Resolution, Satisfactory Executive Order, or other documents, Letter of Administration, Letter of Appointment, Letter of Power of Attorney, or other documents.

I reside at _____

City _____ State _____ Zip _____

I have authorized (name) Linda and Gary Wilber

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

property ID # 6764-01-2625210000

Signature: REBECCA WILBER

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this _____ day of _____, 2025.

Notary Public _____

Notary Stamp

Charles M. Ackerman

CHARLES M. ACKERMAN
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01AC0035098
QUALIFIED IN DUTCHESS COUNTY
MY COMMISSION EXPIRES MARCH 20, 2029

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

Yes NO ☒

Such appeal(s) was (were) in the form of

A requested interpretation

A request for a variance

Name of Owner: Date Was appeal granted or denied?

provide copies of previously granted appeals. Please

Are there any Covenants or Restrictions concerning this land?

Yes ☒ NO If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

Yes ☒ No

Are there any proposals to change or alter land contours?

☒ No Yes please explain.

Are there any wetland areas or buffers on the parcel?

Yes ☒ NO

Are those wetland areas or buffers shown on the survey submitted with this application?

Yes NO ☒ N/A

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

Yes NO ☒ N/A

Does your application require Town, County, State, or Federal Permits?

☒ Yes NO If yes, provide which agency and the type of application.

Town of Washington Building Permit



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:

Owner Name Gary Wilber and Linda Wilber
Owner Name

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

35 Maple Hill Drive

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

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:

Linda Wilber

Phone Number to schedule inspection:

845-489-1797

Signature

Gary Wilber

Signature

Linda Wilber

Print Name

Gary Wilber

Print Name

Linda Wilber

Dated: 5/18/25

Dated: 5/18/25

Short Environmental Assessment Form
Part I - Project Information

Instructions for Completing

Part I – Project Information. The applicant or project sponsor is responsible for the completion of Part I. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part I 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 I. 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 I – Project and Sponsor Information

Name of Action or Project:				
WILBER				
Project Location (describe, and attach a location map):				
35 MAPLE HILL DRIVE, MILLBROOK NY				
Brief Description of Proposed Action:				
THE APPLICANT PROPOSES TO CONSTRUCT A 14' X 20'4" ADDITION ON THE SOUTHERN SIDE OF THE EXISTING HOUSE.				
Name of Applicant or Sponsor:		Telephone:		
LINDA AND GARY WILBER		E-Mail:		
Address:				
35 MAPLE HILL DRIVE				
City/PO:		State:	Zip Code:	
MILLBROOK		NY	12545	
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 government Agency? If Yes, list agency(s) name and permit or approval: BUILDING PERMIT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			0.46 acres	
b. Total acreage to be physically disturbed?			0.02 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			0.46 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):				
<input type="checkbox"/> Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies:			
_____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
THE PROPOSED ADDITION WILL NOT INCREASE WATER USAGE			

11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
THE PROPOSED ADDITION WILL NOT ADD TO THE WASTEWATER CREATION			

12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____		NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE			
Applicant/sponsor/name: <u>Andrea Wilber</u> Date: <u>5/14/25</u>			
Signature: <u>Andrea Wilber</u> Title: <u>Owner</u>			

Has an application been made to or granted by any other entity, and by which agency? Provide copies Building Permit Application was APPLIED AND DENIED DUE TO VARIANCES NEEDED.

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes ☒ NO ☐
If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes ☒ NO ☐
Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction:

Do you or any co-owner also own other land adjoining or close to this parcel?
Yes ☒ NO ☐ If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel Residential
and the proposed use Residential
(i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

Linda Wilber
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

Linda Wilber
Printed Name

Sworn to before me this 22 day of May, 2025

Place Notary Stamp here:

NWAN T. MARC
Notary Public, State of New York
Qualified in Dutchess County
Reg. No. 01MA6308389
My Commission Expires July 21, 2026

N.T. Marc
Signature of Notary

ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)		135889-6764-01-262521-0000
Property Street Address		35 Maple Hill Drive
Check or N/A		
✓	A complete application form, neatly printed or typed, signed in ink and six copies.	
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)	
✓	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.	
✓	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerk/DocumentSearch/Search.aspx	
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval.	
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms	
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.	
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$250.00 1,500.00 Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company. \$ 525.00	
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtonny.org referenced as "ZBA Application/Owner's Name"	
✓	A plot plan of all improvements if not shown on the survey map.	
✓	Owner's affidavit providing permission for someone to act as their agent.	

N/A	Approved Building Permit
N/A	Permits from other town, county, state or federal agencies.
*	Owner's Endorsement
	APPLICANTS ARE RESPONSIBLE FOR PUBLICATION OF NOTICE OF PUBLIC HEARING & MAILING TO ADJACENT NEIGHBORS
	CONSULT with ZBA Clerk for Notice of Public Hearing & Neighbor List
	The following two requirements must be provided to the ZBA Clerk two weeks prior to the meeting or the application will be removed from the agenda.
	Affidavit of Publication from Poughkeepsie Journal
	Proof of Mailing to Adjacent Neighbors from the United States Post Office
	(USPS Certified Mail Receipt for each neighbor)

WILBER 02-2016-41635

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

DEED

THIS INDENTURE, made the 21 day of April, 2016, BETWEEN

GARY R. WILBER and LINDA M. WILBER, residing at 35 Maple Hill Drive, Milbrook, New York 12545, as party of the first part, and

DANIEL R. WILBER and REBECCA A. WILBER, as Trustees of The WILBER Irrevocable Trust dated April 29th, 2016, using, for purposes of said trust, the address of 35 Maple Hill Drive, P. O. Box 245, Milbrook, New York 12545, as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, the receipt and adequacy of which is hereby acknowledged, does hereby grant and release unto the party of the second part, the heirs or 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 in the Town of Washington, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed 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 the 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 part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid. AND the party of the first, in compliance with Section 13 of 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 construed as if it reads "parties" whenever the sense of the indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN THE PRESENCE OF:

Gary R. Wilber
Gary R. Wilber
Linda M. Wilber
Linda M. Wilber

APR 21 2016

SCHEDULE A

ALL that parcel of land situate in the Town of Washington, County of Dutchess and ✓
State of New York, described as follows:

BEGINNING at a point on the Easterly side of Maple Hill Drive at the southwesterly
corner of lands now or formerly of Delahoyde; thence along the east side of Maple Hill
Drive S 32° 21' 50" West 200 feet; thence S 64° 38' 10" E 100 feet; thence north 32° 21'
50" east 200 feet more or less to the south line of lands of Delahoyde; thence Westerly
along said line N 64° 58' 10" West to point and place of beginning.

Being the same premises conveyed by LOIS C. CARLSON, to GARY R. WILBER and
LINDA M. WILBER, by deed dated October 3rd, 1972, and recorded in the office of the
Dutchess County Clerk in Liber 1342 of Deeds, Page 66.

The premises are not in an agricultural district and are entirely owned by the
transferors.



**RIEGER
HOMES INC.**

6 OLD NORTH PLANK ROAD, NEWBURGH, NY 12550
PHONE (845) 561-1300 • FAX (845) 561-1959
www.riegerhomes.com

May 8, 2025

To Whom it May Concern:

We are the owners of Tax Parcel 6764-01-271520 (Lot 4 on a Subdivision Plan filed in the Dutchess County Clerk's Office as Map 81.78C). This parcel borders property located at 35 Maple Hill Drive owned by Linda Wilbur. Linda told us that she would like to add an additional bay to her garage, not exceeding 14 feet in width, and that she would need a variance to do so.

We have evaluated her plans and write this to inform you that we have no objection to Linda's adding a 14-foot wide bay to her garage.

Please let us know if you would like any further information.

Very truly yours,

Steven E. Rieger, Vice President



**TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT**

P.O. Box 667
10 Reservoir Drive
Millbrook, NY 12545
Phone (845) 677-3419 Fax (845) 677-1195
www.washingtonny.org

CERTIFICATE OF COMPLIANCE

Certificate No.: 03153

Location of Property: 6764-01-262521-0000, 35 Maple Hill Dr

Property Owner: Daniel Wilber

Description of Completed Project:

Installation of 12 kW Briggs and Stratton standby generator and (2) aboveground LPG tanks

I have examined the premises described in the "Application for Building or Zoning Permit" No. 03153 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 03153. No Violations on record.

Signature  Date Signed 10/26/2022
Building Inspector
Town of Washington

Post this Certificate of Compliance on the property for one month after receipt, so that it may be read by the public.



**TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT**

10 Reservoir Road

P.O. Box 667

Millbrook, NY 12545

Phone (845) 677-8321 Fax (845) 677-2085

Email: zoning@washingtorny.org

CERTIFICATE OF COMPLIANCE

Certificate No.: 20-2547

Location of Property: 6764-01-262521-0000, 35 Maple Hill Dr

Property Owner: Gary Wilber

Description of Completed Project:
enlarged existing deck and enclosure of part of that deck 14 x 16 with electric

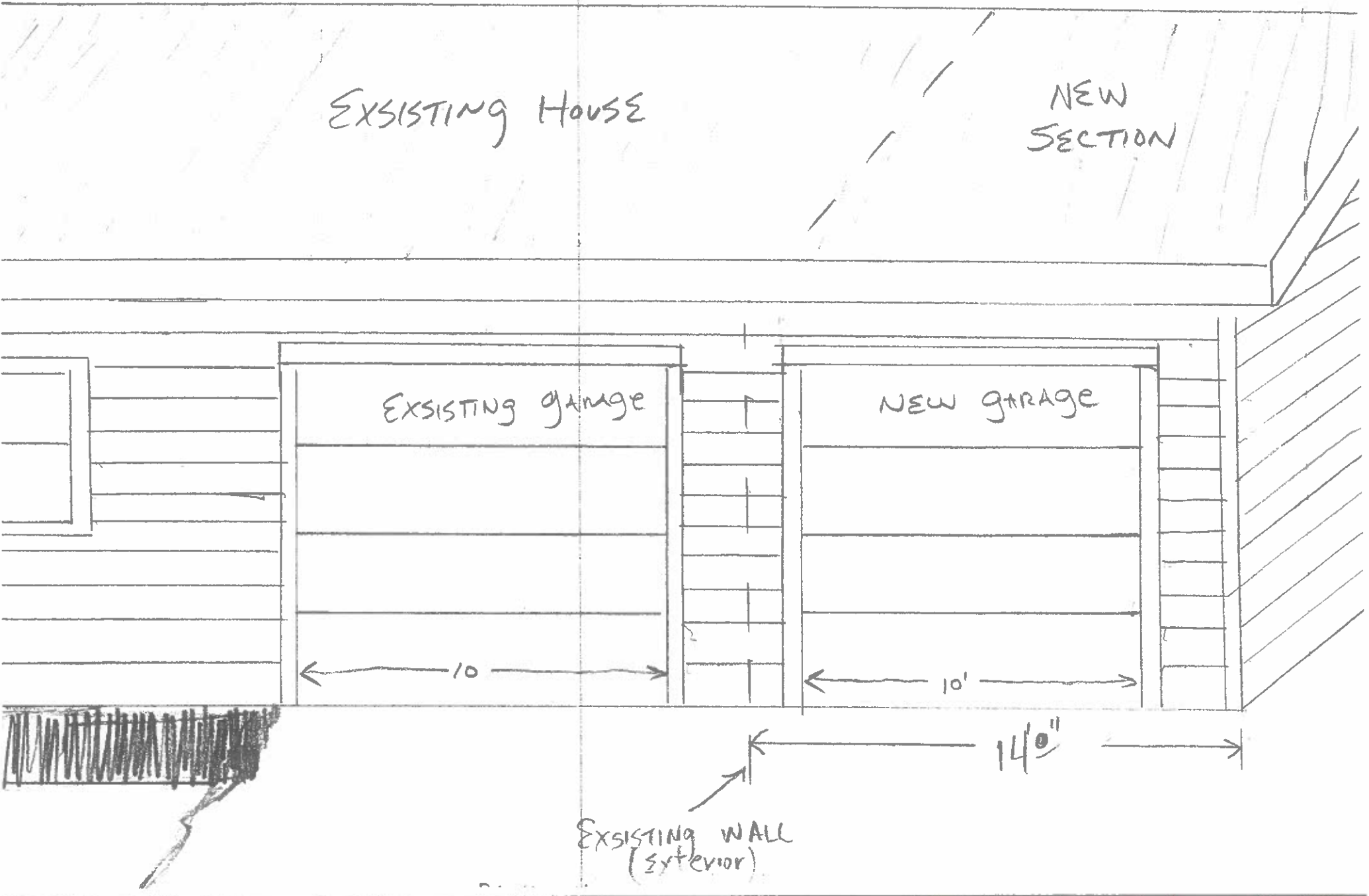
I have examined the premises described in the "Application for Building or Zoning Permit" No. 02547 and find the work performed is in compliance with the work described in the approved application; therefore, the completed project may be used for the purposes described in the "Application for Building Permit" No. 02547 .
No Violations on record.

Signature  Date Signed 7.22.20
Building Inspector
Town of Washington

Post this Certificate of Compliance on the property for one month after receipt, so that it may be read by the public.

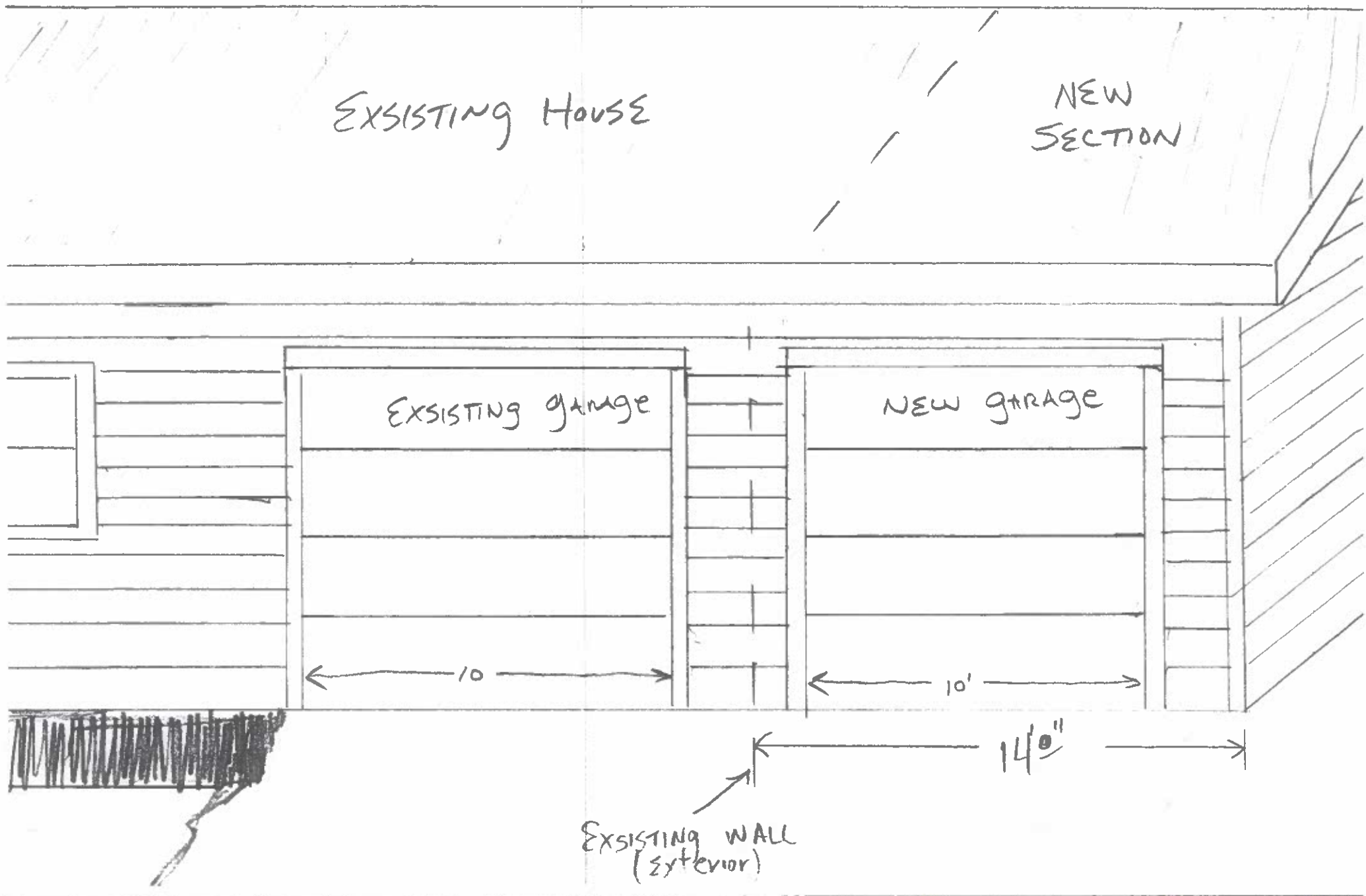
Gary Wilber

FRONT VIEW

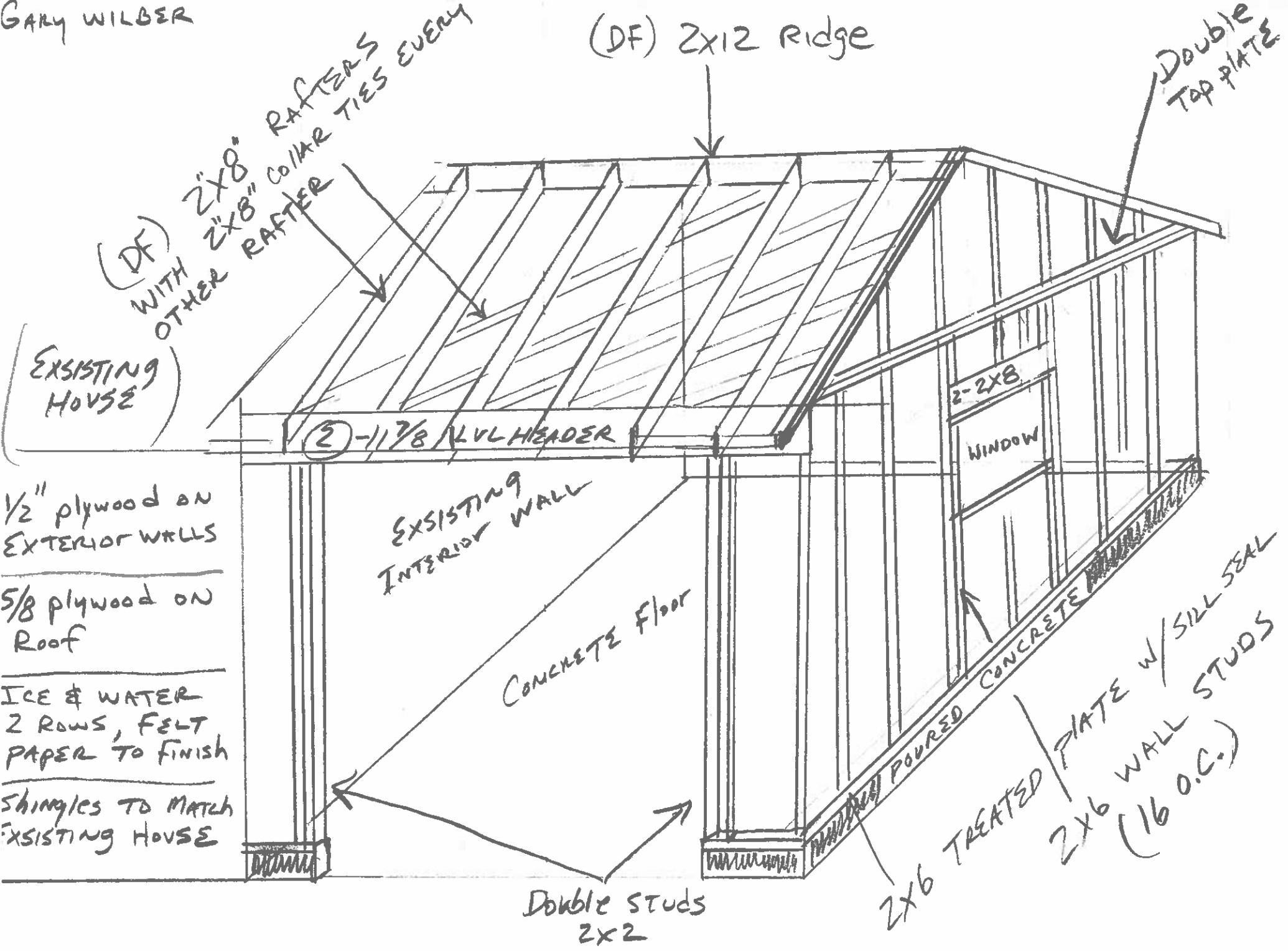


Gary Wilber

FRONT VIEW

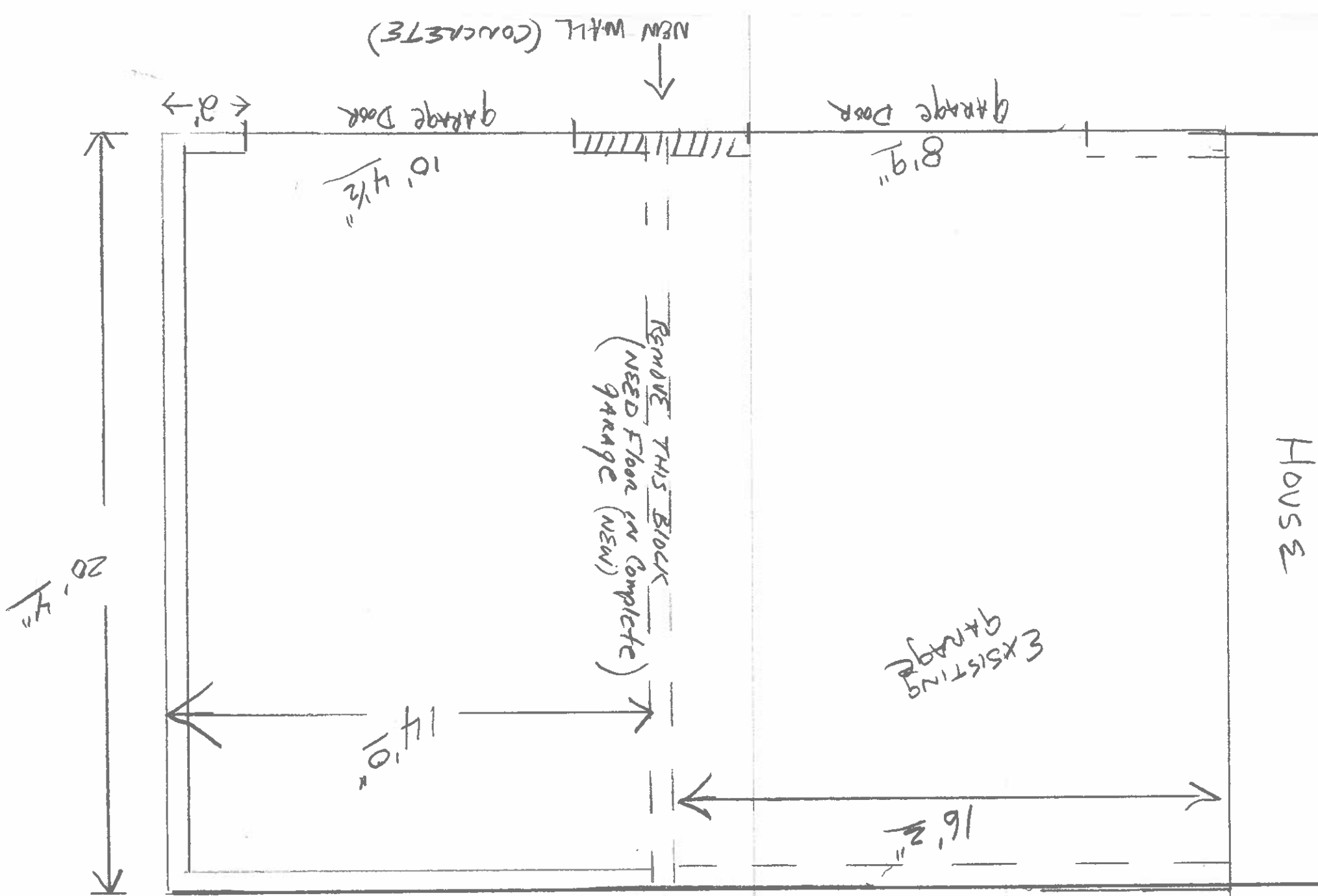


GARY WILBER



House

Gary Wilber





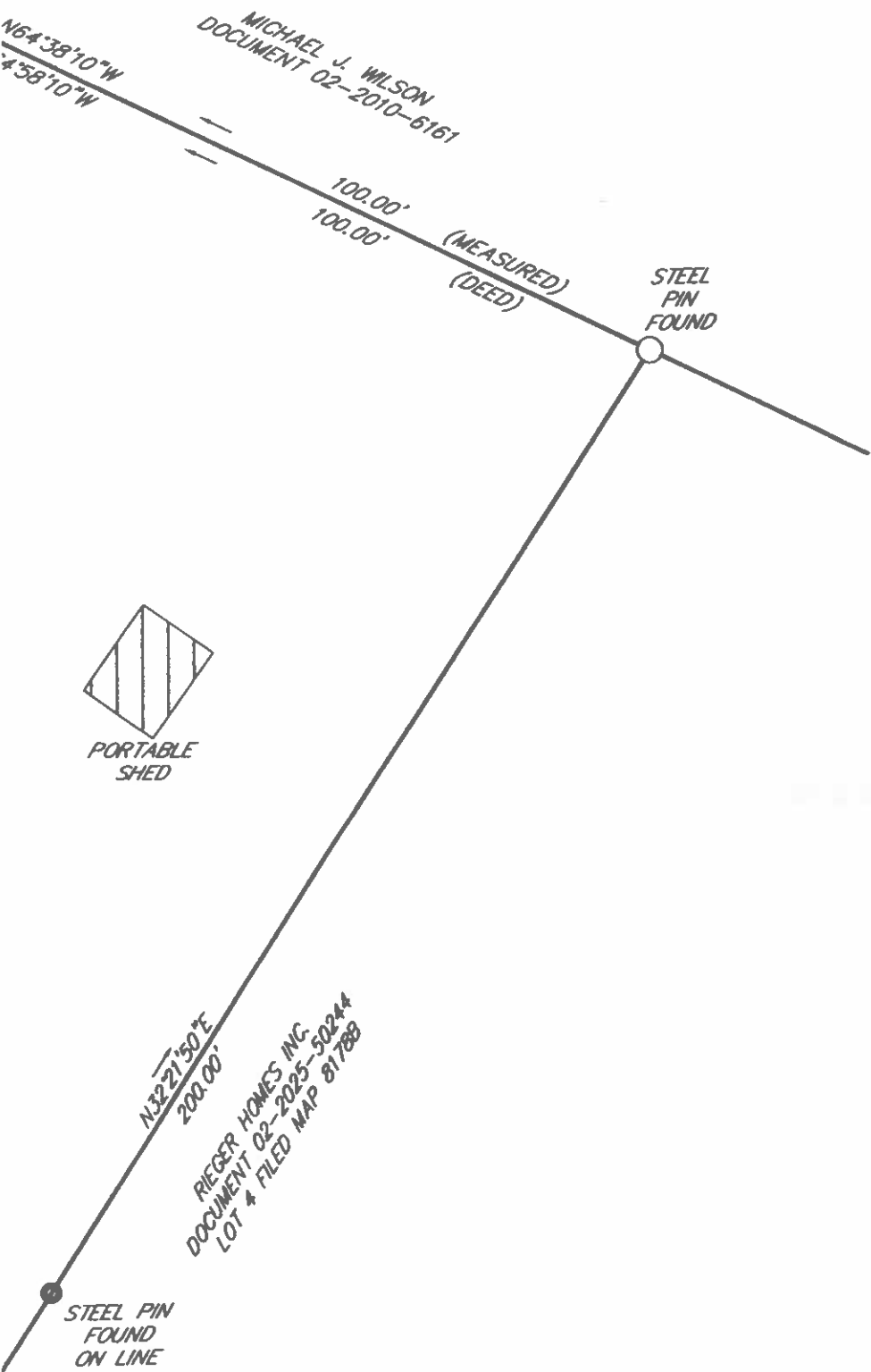






LEGEND

NO PHYSICAL BOUNDS
OVERHEAD WIRES
UTILITY POLE



BULK REGULATIONS SUMMARY

CATEGORY	REQUIRED	EXISTING	PROPOSED ADDITION
AREA	1 ACRE	0.46 ACRE	0.46 ACRE
WIDTH	200 FT	200 FT	200 FT
FRONT YARD SETBACK	50 FT	27.8 FT	40.5 FT
SIDE YARD SETBACK	30 FT	25.4 FT	11.5 FT
REAR YARD SETBACK	25 FT	22.4 FT	38.2 FT
BUILDING HEIGHT	35 FT	<35 FT	<35 FT
MAXIMUM LOT COVERAGE	10 %	16.8 %	16.8 %
MINIMUM ROAD FRONTAGE	200 FT	200 FT	200 FT

"NOTES"

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

SURVEY SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

SUB-SURFACE STRUCTURES NOT VISIBLE OR READILY APPARENT ARE NOT SHOWN AND THEIR LOCATION AND EXTENT ARE NOT CERTIFIED.

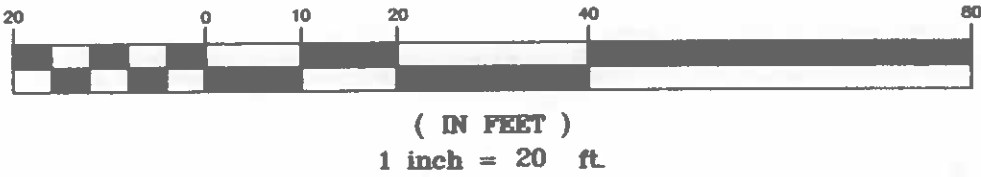
SUBJECT TO THE FINDINGS OF AN ACCURATE ABSTRACT OF TITLE.

SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

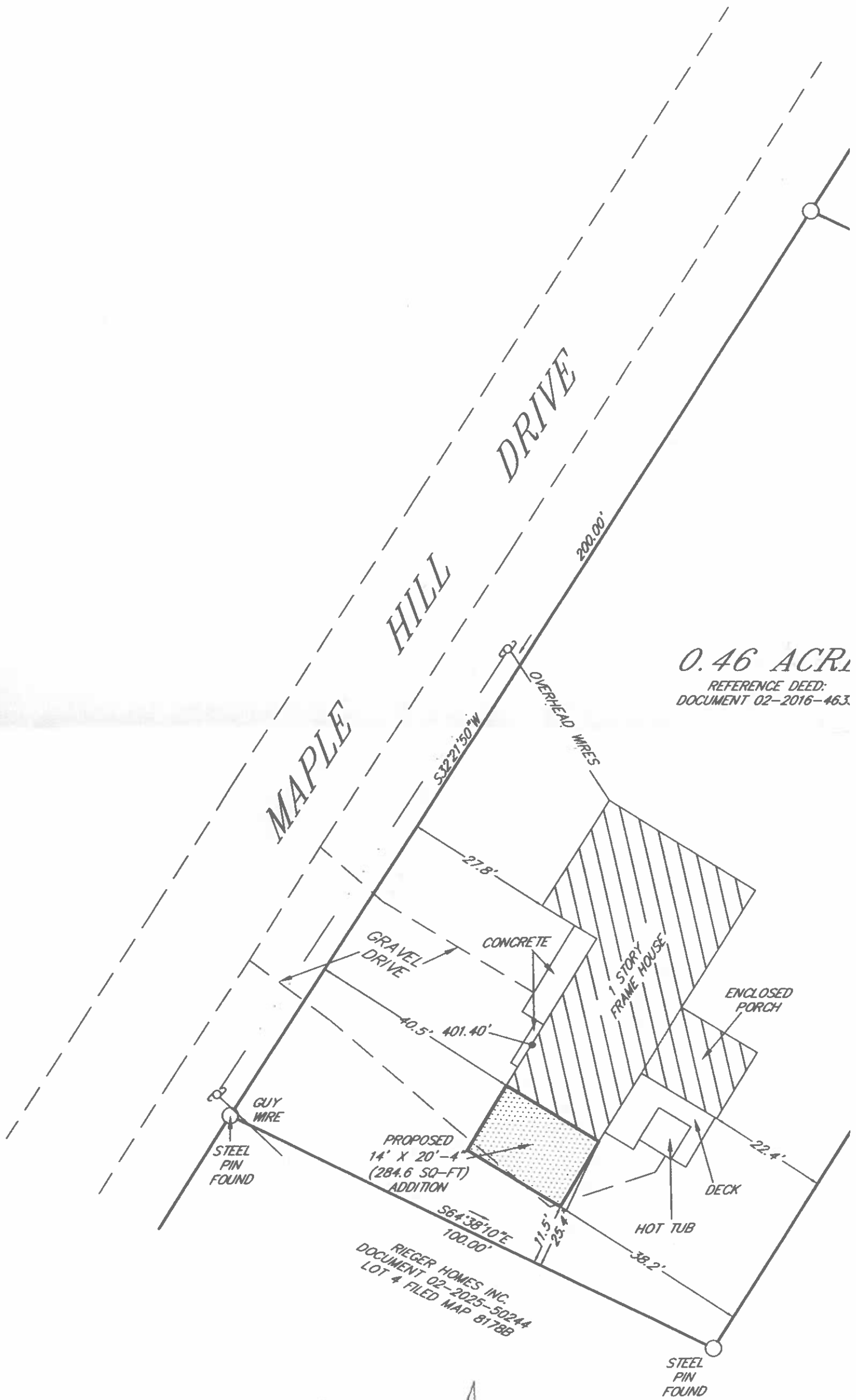
TAX ID No.: 135889-6764-01-262521-00

ZONING DISTRICT: RH-1

GRAPHIC SCALE



BLY AND HOUSTON INC.
LAND SURVEYORS
PO BOX 629
9 ELM DRIVE
MILLBROOK NEW YORK 12545
PHONE 845-677-5619



SURVEY MAP

PREPARED FOR

WILBER



TOWN OF WASHINGTON
SCALE: 1" = 20'

DUTCHESS COUNTY, NEW YORK
MAY 6, 2025