

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): Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.
Business Name:
Address: 2444 Salt Point Turnpike (Rear), Clinton Corners, NY 12514
Telephone: 518-512-9552 Email Address: lavine@libertystreetlegal.com
Matthew Pfisterer (fee owner) & the Estate of Susan A. Lahey (owner Name of Record Owner(s) of Property: the 2010 Colony home)
Address: 2444 Salt Point Turnpike (Rear), Clinton Corners, NY 12514
Telephone: 845-489-8383 Email Address: pfismat@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	al RH-1 High Density Residential HM Hamlet Mix	
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

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	135889-6566-02-618812-0000			
(1234-00-123456-0000)	Matthew Pfisterer & Lisa Lahey-Pfisterer			
Name of Property Owner	Wattiew Flisterer & Lisa Lancy Tlisterer			
Property Street Address	2444 Salt Point Turnpike (Rear), Clinton Corners, NY 12514			
Number of Acres	.64			
Zoning District from Zoning Map	RL-5 Low Density Residential			
Describe the Current Use of the Property	Accessory dwelling unit			
Is this property located near or in a buffer area	YES ✓NO			
next to a wetland, waterbody or watercourse?	May require a Town Wetlands Permit or be ruled by the			
AND CONTRACTOR CONTRACTOR AND	Aquifer Protection Requirements			
Is this property within 500 feet of the	,			
boundary of the Village of Millbrook?	YES ▼ NO			
Dutchess County Tax Map Number				
(1234-00-123456-0000)				
Name of Property Owner				
Property Street Address				
Troperty en eet transcript				
Number of Acres				
Zoning District from Zoning Map	100 100 100 100 100 100 100 100 100 100			
Describe the Current Use of the Property				
Is this property located near or in a buffer area	YESNO			
next to a wetland, waterbody or watercourse?	May require a Town Wetlands Permit or be ruled by the			
next to a wetland, waterbody or watercoarse.	Aquifer Protection Requirements			
Is this property within 500 feet of the				
is this property within 500 feet of the	YES NO			
boundary of the Village of Millbrook?				
T Man Number				
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	YESNO			
next to a wetland, waterbody or watercourse?	May require a Town Wetlands Permit or be ruled by the			
	Aquifer Protection Requirements			
Is this property within 500 feet of the	NEC NO			
houndary of the Village of Millbrook?	YESNO			

1.	The following must be answered for ALL APPLICATIONS:
A.	APPROVAL REQUESTED FOR (check all that apply): Special Use Permit
В.	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. ✓ 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. ✓ Consent to Inspection – (can be found on Planning Board page under "Planning Board Documents and Forms"). ✓ Section 803 Ethics Statement. (You will find this attached to the end of this application.) ✓ 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_gl_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) —— 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? 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.

A Wetlands Application \underline{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:
	The property is currently improved by a manufactured housing unit that was approved in
	2009 as emergency housing for Susan Lahey, who was the late mother-in-law/mother of
	the property owners, Matthew Pfisterer and Lisa Lahey-Pfisterer. Ms. Lahey passed away
	in 2024, and the property owners would like to retain the dwelling as an accessory
	dwelling unit. They intend to rent the unit to a long-term tenant.
E.	Are there agricultural and /or forestry exemptions affecting the property?
	Yes No ✓ If yes, please list in detail:
	64.00000
F.	Total acreage involved in the application
	1 01 acres
G.	Total contiguous acreage controlled by the applicant/owner. 1.91 acres
	(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:

Dutchess County Tax Map Number (1234-00-123456-0000)	132400-6566-02-588815-0000
Name of Property Owner	Matthew Pfisterer & Lisa Lahey-Pfisterer
Property Street Address	2444 Salt Point Turnpike, Clinton Corners, NY 12514
Number of Acres	1.27
Dutchess County Tax Map Number	
(1234-00-123456-0000)	
(1234-00-123456-0000)	

	r building structure). 1	———
	es of existing structures (list): O Colony house accessory dwelling	ng unit
J. Total	I square footage of all new constru	uctionn/a
K. Estin	nated value of new construction o	r addition
L. Type	of construction or activity propos	ed (check all that apply):
	construction: Residential Commercial Institutional e occupation	Expansion: Residential Commercial Institutional Change in use Other:
ident	ify and provide contact information	e involved in the proposed project or activity, please on: Licensed Land Surveyer
Professiona	l Engineer	
Name:		Name:
Address:		Audiess
	ss:	Email Address: Telephone Number:
Telephone N	lumber:	Other Type of
Attorney		Professional:
Name: Amy	Lavine Esq.	Name:
Address: 20	5 Liberty Street 4th Floor	Address:
Ne	ewburgh, NY 12550 ss: lavine@libertystreetlegal.com	1
Telephone N	Number: 518-512-9552	Email Address:
Cicpilone		Telephone Number.

	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. The application is subject to referral to the County Planning Board pursuant to GML 239-m. The Town Planning Board has not yet made any such referral.
11.	F	or SUBDIVISION AND LOT LINE ADJUSTMENT applications, please also answer the following:
	A.	Number of lots proposed: Size of the smallest lot proposed: Size of the largest lot proposed:
*		Number of private driveways proposed: Number of common driveways proposed: Maximum number of lots served by a common driveway:
		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 amount of roads) is (define your measure in acres or square feet).
		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
111.	FEE	S 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.

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)			
nitial 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		
		1000	
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	The second secon	
SPECIAL USE PERMIT FEE	\$600.00		
FECIAL OSE I			
VETLANDS PERMIT FEE	\$600.00		NEWS COLD
VEILANDSTEIN			
UBDIVISION:			
reliminary 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	In al Amproval	

^{*} To be paid whether or not the Planning Board waives the requirements for Final Approval.

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: 5/23/25

Signature of Applicant

Signature of Owner (if different)



TOWN OF WASHINGTON PLANNING BOARD

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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

ounty o								•
	rine, Esq.				ng duly swor			
		ne agent named in	and tha	t he/she ha	as been duly	authoriz	eu by the	
		plication and that	the foregoin	ng stateme	ents containe	d thereir	are true t	o the best
of h	nt he/she res	edge and belief. ides at 205 Libert				ir	the Coun	ity of
Ora Ora Ora	ange t he/she is the egoing applic	and the attorney of the attion for Planning	owner Board appre	of the voval and the side.	within prope	Herits co		
4. That for applications and an architecture.	at he/she und regoing repre- provals and t	derstands that the sentations in making that under penalty of the and correct.	Town of Wa	ashington F nination to e/she decla	ares that he	acous.		
Agent	t/Owner	May 19, 2025		Age	nt/Owner		J	



TOWN OF WASHINGTON PLANNING BOARD

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DISCLOSURE OF BUSINESS INTEREST

State of New York Section Sect		
 being duly sworn, deposes and says: 1. Pursuant to \$803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.) N/a 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 3. That he/she understands that the Town of Washington intends to rely on the foregoing 		} ss:
 being duly sworn, deposes and says: 1. Pursuant to \$803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.) N/a 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 3. That he/she understands that the Town of Washington intends to rely on the foregoing 	Cou	inty of Dutchess }
and any of their family members, outside employers, business, position, employment position, or other contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.) N/a 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 That he/she understands that the Town of Washington intends to rely on the foregoing	4	the super denotes and says:
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		and any of their family members, outside employers, business contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position
N/a That he/she understands that the Town of Washington intends to rely on the foregoing 3. That he/she understands that the Town of Washington intends to rely applications and approvals and		
N/a That he/she understands that the Town of Washington intends to rely on the foregoing 3. That he/she understands that the Town of Washington intends to rely applications and approvals and		Apple and the state of the stat
N/a That he/she understands that the Town of Washington intends to rely on the foregoing 3. That he/she understands that the Town of Washington intends to rely applications and approvals and		And the state of t
N/a That he/she understands that the Town of Washington intends to rely on the foregoing 3. That he/she understands that the Town of Washington intends to rely on the foregoing and approvals and	2 . i	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.)
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		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		
representations in making a determination to issue the requested applications in making a determination to issue the requested applications affidavit and that it is that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is	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 in making a determination to issue the requested applications and that it is that under penalty of perjury he/she declares that he/she has examined this affidavit and that it is
true and correct.		true and correct.
Matthew Pfisterer		. 6/2
Agent/Owner Agent/Owner	Age	ent/Owner Agent/Owner
•		•
Stacy R. Barrette	-	Gracy R. Barrette

Notary Public

Tracy R. Barretta
Notary Public, State of New York
No. 01BA4977979
Qualified in Orange County
Commission Expires 2-29-20



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

Liberty Street Legal PLLC Town of Washington for approval as described herein for the property Washington, NY 12514 135889-6566-02-618812-0000 Signature If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above. Sworp to before me this 19 day of May 20 25. Notary Public Legal PLLC Notary Public State of New York No. 01BA4977979 Qualified in Orange County	STATE OF NEW YORK)	OWN	LN 3 LNDONSEN	ILIVI
am: (check one)	COUNTY OF Dutchess	_) ss:		
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). [If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Execut of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Pow of Attorney) I reside at	Matthew Pfisterer	being d	luly sworn, deposes and s	says:
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). [If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Execut of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Pow of Attorney) I reside at	I am: (check one)	1. the s	sole owner in fee (One in	dividual on the tax roll)
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). [If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Execut of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Pow of Attorney) I reside at2444 Salt Point Turnpike City Clinton			rt owner in fee (Two or m	ore individuals on the tax roll)
designated party authorized to act pursuant to a trust of legal document. (Trustees listed on tax roll)		an o	fficer of the corporation v	which is the owner in fee of the
(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Execut of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Powof Attorney) I reside at		4. design	gnated party authorized	to act pursuant to a trust or legal
of Attorney) I reside at				
City Clinton State NY Zip 12514 I have authorized (name) Amy Lavine, Esq. Liberty Street Legal PLLC Town of Washington for approval as described herein for the property located at 2444 Salt Point Turnpike Real Property ID # Washington, NY 12514 135889-6566-02-618812-0000 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 19th day of May of	of the Will, Certified Letter	r of Testamentary, Lette	oof of authority (i.e.: Corp er of Administration, Atto	orate Resolution, Surrogate Letter, Executor rney-Opinion Letter, Letter or Probate, Power
I have authorized (name) Amy Lavine, Esq			State NY Zip	12514
Liberty Street Legal PLLC Town of Washington for approval as described herein for the property Washington, NY 12514 135889-6566-02-618812-0000 Signature If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above. Sworp to before me this 19 the day of May 19 day of May 20 25. Notary Public Legal PLLC Notary Public, State of New York No. 01BA4977979 Qualified in Orange County	City Clinton			of (Company)
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 19 th day of May 2025. Notary Public Local R. Notary Stamp: commission expires: 2019 2027 Notary Public, State of New York No. 01BA4977979 Qualified in Orange County.	Liberty Street Legal PL. Town of Washington for a			to make the foregoing application to the ocated at 2444 Salt Point Turnpike Rear Property ID #
Sworp to before me this 2025. Notary Public Lacy R. Darretta Notary Stamp: commission expires: 2027 Notary Public Lacy R. Barretta Notary Public, State of New York No. 018A4977979 Qualified in Orange County	Washington, NY 12514 135889-6566-02-618812-	<u>0</u> 000	Signature	Human
Notary Public Lange R. Darretta Notary Stamp: commission expires: 20 43. Notary Public State of New York No. 01BA4977979 Qualified in Orange County			If owner is a corporation or officer whose signature app	LLC, please indicate name of the entity and title of the ears above.
Description of Authority: Upmnission Evaluation of Authority: Upmnission Evaluation	Notary Public Francy R		200,443 E (4)	Notary Public, State of New York No. 01BA4977979 Qualified in Orange County.
Proof of Authority is attached. Type of Authority:Commission Expires 2-29-20	Proof of Auth	nority is attached. Ty	pe of Authority:	Commission Expires 2-29-20-4/

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
occupanty as approved here butchess county clerk.
Martin framer Lisa Lakey
Owner
7-27-7025
Date
MATTHEW PESTERER LISA LAHEY
Applicant
7-27-2025 Date
Date
2. For Site Plan, place the following signature block on the proposed plan:
TOWARD OF MASHINGTON PLANNING BOARD

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

3. For <u>Subdivision and Lot Line Revision</u>, place the following owner endorsement signature block on TOWN OF WASHINGTON PLANNING BOARD **OWNER / APPLICANT SIGNATURES** 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. Owner Date **Applicant** Date For <u>Subdivision and Lot Line Revision</u>, place the following signature block on the plan: 4. TOWN OF WASHINGTON PLANNING BOARD SUBDIVISION APPROVAL 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 _ . By signature of the Chairperson as set and after a public hearing held on _____ 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.

Chair

Date