



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): 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

Name of Record Owner(s) of Property: Matthew Pfisterer (fee owner) & the Estate of Susan A. Lahey (owner of 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	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: Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.

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)	135889-6566-02-618812-0000
Name of Property Owner	Matthew Pfisterer & Lisa Lahey-Pfisterer
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 next to a wetland, waterbody or watercourse?	_____ 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?	_____ 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?	_____ YES _____ 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?	_____ YES _____ 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?	_____ YES _____ 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?	_____ YES _____ NO

A Wetlands Application may be required if the proposed activity is:

- within 50 feet of the boundary of a wetland that is at least $\frac{1}{4}$ 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:

F. Total acreage involved in the application. .64 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)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 1

I. Types of existing structures (list):

2010 Colony house accessory dwelling unit

J. Total square footage of all new construction. n/a

K. Estimated value of new construction or addition. n/a

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

New construction:

Residential ☐

Commercial ☐

Institutional ☐

Home occupation ☐

Expansion:

Residential ☐

Commercial ☐

Institutional ☐

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:

Professional Engineer

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Attorney

Name: Amy Lavine Esq.

Address: 205 Liberty Street 4th Floor
Newburgh, NY 12550

Email Address: lavine@libertystreetlegal.com

Telephone Number: 518-512-9552

Licensed Land Surveyer

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Other Type of

Professional: _____

Name: _____

Address: _____

Email Address: _____

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.

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: Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.

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: Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.

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

Amy Lavine
Signature of Applicant

Matthew Pfisterer
Signature of Owner (if different)

Lisa Lahey

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer, represented by Amy Lavine, Esq.



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Washington

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AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Orange } ss:

Amy Lavine, Esq. _____ being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Matthew Pfisterer & Lisa Lahey-Pfisterer
_____ and that he/she has been duly authorized by the owner in fee
to make such 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 205 Liberty Street in the County of
Orange and the State of New York.
3. That he/she is the attorney of the owner 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.

Amy Lavine, Esq.
Agent/Owner

Amy Laine
May 19, 2025

Matthew Finner
Agent/Owner

Notary Public



Town of
Washington

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:

Matthew Pfisterer, being duly sworn, deposes and says:

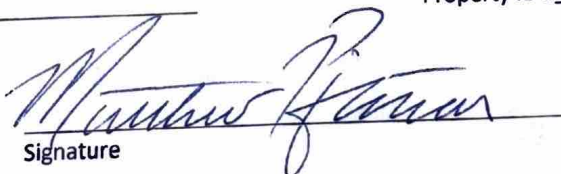
- I am: (check one)
- ☐ 1. the sole owner in fee (One individual on the tax roll)
 - ☒ 2. a part owner in fee (Two or more individuals on the tax roll)
 - ☐ 3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
 - ☐ 4. designated party authorized 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, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 2444 Salt Point Turnpike

City Clinton State NY Zip 12514

I have authorized (name) Amy Lavine, Esq. of (Company) Liberty Street Legal PLLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 2444 Salt Point Turnpike Rear Washington, NY 12514 Property ID #
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.

Sworn to before me this 19th day of May, 2025.
Notary Public Tracy R. Barretta Notary Stamp: commission expires: 2/19/2027

Tracy R. Barretta
Notary Public, State of New York
No. 01BA4977979
Qualified in Orange County
Commission Expires 2-29-2027

 Proof of Authority is attached. Type of Authority:

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 hereon. Dutchess county clerk.

Owner

7-22-2025

Date

MATTHEW PEISTERER LISA LAHEY

Applicant

7-22-2025

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

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

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

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 _____, 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.

Chair

Date