

**Town of Washington Planning Board Resolution**  
**Site Plan Approval**

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**20 Short Road (Casertano)**

Town of Washington Planning Board member Nicole Dury offered the following resolution, which was seconded by member Eric Alexander as follows:

**WHEREAS**, the Applicant, Anthony Frisenda, on behalf of property owners Alex and Renee Casertano, requests site plan approval to expand a preexisting nonconforming house on a 1.2-acre lot located at 20 Short Road in Millbrook, which is identified as Tax Parcel No. 6965-00-041827-0000 (the "Property") and located in the RR-10 zoning district; and

**WHEREAS**, the proposed 1,889 sq. ft., two-story addition would extend from the rear of the house and include a new finished basement, living room, mud room, and half bath on the first floor, and a new bedroom and full bath on the second floor; and

**WHEREAS**, the addition would increase the size of the house by 174%, though there will be no change in the number of bedrooms; and

**WHEREAS**, at its regular meeting on April 15, 2025, the Zoning Board of Appeals granted a special permit to expand the nonconforming house and three area variances to 1) exceed the 25% expansion permitted by special permit, 2) allow a side yard setback of 45 ft. where 100 ft. is required, and 3) increase bulk within the reduced southern side yard setback; and

**WHEREAS**, the project also requires site plan approval by the Planning Board per Code §165-84(G); and

**WHEREAS**, on July 1, 2025, the Planning Board determined that the project was a Type II action under 6 NYCRR 617.5(c)(11) for which no further environmental review under SEQRA is necessary; and

**WHEREAS**, as the property is located within 500 ft. of Route 44 (a State road) and within 500 ft. of a farm operation in an agricultural district, the project is subject to the General Municipal Law Section 239-m referral requirements; and

**WHEREAS**, on July 10, 2025, the Planning Board received a response from the Dutchess County Department of Planning and Development pursuant to General Municipal Law 239-m stating that the project was a matter of local concern; and

**WHEREAS**, the Planning Board held a duly-noticed public hearing on the site plan application on August 5, 2025 at which all those who wished to be heard were heard.

**NOW THEREFORE, BE IT RESOLVED THAT**, the Planning Board of the Town of Washington finds that the submitted application fulfills the applicable Code requirements and will be consistent with the purpose of the Code.

**BE IT FURTHER RESOLVED** that the Planning Board grants Site Plan approval for the 20 Short Road (Casertano) project.

**BE IT FURTHER RESOLVED** that the Planning Board's approval of the application is conditioned on the following:


1. Payment of all fees including Planning Board consultant review fees.
2. Applicant's compliance with all municipal regulations.

The foregoing resolution was duly put to a vote which resulted as follows:

	YEA	NAY
Susan Meaney, Chair	<u>AYE</u>	_____
Emily Abrahams	<u>Absent</u>	_____
Eric Alexander	<u>AYE</u>	_____
Nicole Drury	<u>AYE</u>	_____
Richard Philipps	<u>AYE</u>	_____
Anna Hall	<u>AYE</u>	_____
Adam Brandow	<u>AYE</u>	_____

Dated: Millbrook, New York

August 5, 2025

  
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Lisa Agnelli, Secretary  
Town of Washington Planning Board