

**Beth L. Harris**  
**60-62 Old Route 82**  
**Millbrook, NY 12545**

Town of Washington  
10 Reservoir Drive  
Millbrook, NY 12545

September 8, 2025  
Re: Revised Special Use Permit-Fools Rush Inn

Members of the Planning Board:

In accordance with directions provided at the September 2, 2025 Planning Board meeting, I am following up to summarize the actions taken to complete outstanding items identified in the attached August 29, 2025 AKRF, Inc. report (a copy of this report is attached for your convenience).

Each of the numbered comments from the 8/29/25 AKRF Memorandum is addressed below:

1. The original signed and notarized Owners Endorsement signed by Co-Owner Jason M. Prigozen is enclosed with the revised Special Use Permit application dated 9/8/25.
2. The required Agricultural Data Statement has been completed and included in the revised Special Use Permit application dated September 8, 2025. The agricultural operation(s) within 500 ft of the proposed Special Use site (62 Old Route 82, Millbrook, NY) have been identified through Parcell Access.
3. Although the property has been identified as being within a floodplain, the action(s) proposed are not a "new development" in accordance with Section 90-12 of the Town Code. We were advised that this will not be needed unless Town Building Inspector, Jonathan Ialongo indicates differently upon inspection.
4. Zoning Code 165-118 requires that a Special Use permit be accompanied by plans sufficient to portray the intentions of the applicant. The Survey has been updated with the location of the six (6) parking spaces as requested. Additionally, drawings of the site plan including the three potential Inn rooms in the Main House are also included.

5. Town Code 165-59.B(9) requires that parking not be located closer than 20 feet to a residential property line. The distance of such parking has been confirmed to be greater than 25 feet as shown on the Survey map and in the accompanying photographs contained the revised 9/8/25 Special Use Permit application.
6. The strict requirements for site plans associated with this Special Use Permit were recommended to be waived. We understand no further action is required in this regard.
7. In accordance with Section 165-59B(3) the structure to be covered by the special use permit shall be specified in the application, together with a statement of the amenities to be available to guests.

The amended 9/8/25 Special Use application explains that the application seeks to include two (2) rooms with two bathrooms and kitchens in the accessory Barn building and three (3) bedrooms and three (3) bathrooms in the Main house; a total of five (5) potential Inn rooms with bathrooms. There is a patio area outside of the Barn and the Main House, as well as six (6) available parking spaces for guests.

8. The 9/8/25 Revised Special Use permit application includes the Consent for Inspection required.
9. We understand that Dutchess County Department of Health approval is required pursuant to the Dutchess County Sanitary Code. It was discussed at the 9/2/25 Planning Board meeting that the DOH approval would be a condition of issuance of the final Special Use permit. We will apply and secure the Dutchess DOH approval as required.
10. The floor plan for the Main House and the Barn are both included with the Amended Special Use permit application dated 9/8/25.
11. As explained in the Special Use Permit application, no new construction, building expansion or ground disturbance is proposed, thus a wetland permit and CAC referral is not required.
12. Short-term rental requirements exclude "Bed and Breakfasts" under Zoning Code Section 165-59. Thus, short-term rental requirements were explained to be inapplicable.

13. This application seeks a new Special Use permit as the report explains to be required.
14. Photographs of the proposed signage and measurements are enclosed with the amended 9/8/25 Special Use Permit application. Sign size is 18 inches x 24 inches
15. The requirements of Town Code 165-59 B(1) are satisfied as I, Beth L. Harris will be residing in the Main House and acting as the Inn Keeper on-site.
16. Six (6) parking spaces as shown on the survey will be available for guests of the Inn.
17. Area variances were explained not to be required because the non-conforming conditions preexisted legal nonconformity.
18. The requirements for Bed and Breakfasts as explained in Section 165-59 A will all be adhered to as explained in the 9/8/25 Special Use permit application.

Specifically:

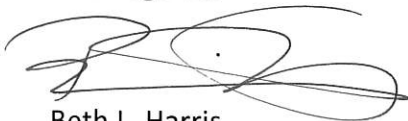
- a. There will be no more than five bedrooms for guests that will accommodate no more than 10 transient lodgers.
  - b. Meals will only be offered to lodgers.
  - c. The Bed and Breakfast will not be used commercially as a conference center, wedding or conference venue, public restaurant, auction, retreat or other "for hire" events.
19. It is our understanding that the Town will specify the number of bedrooms covered by the permit (which shall not exceed 5) in accordance with Section 165-59B(5).
  20. It is our understanding that if the Special Use Permit is granted, the resolution will make a statement of findings as required by Zoning Code 165-B(2) and 165-119.
  21. The AKRF 8/29/25 report explains that Special Use permits for residential uses are exempt from referral to Dutchess County pursuant to GML 239-m, due to the Referral Reduction Agreement between the Town of Washington and Dutchess County, therefore no further action on this point is required.
  22. It is our understanding that the Town is scheduling a public hearing for October 7, 2025.

23. Given that the property is within 500 feet of the Village of Millbrook, it is our further understanding that notice of the Public Hearing will be given by the Town of Washington to the Village of Millbrook at least 10 days prior to the hearing in accordance with GML 239-NN.
24. It is our understanding that we are responsible for providing and sending written notice of the planned October 7, 2025 Public Hearing to adjacent property owners 10-15 days prior to the public hearing. We have prepared a list of the adjacent property owners that we were able to locate on ParcelAccess. It is our understanding that Planning Board secretary Lisa will confirm the names and addresses that notice must be sent to and provide instructions for doing so. (I have attached a copy of the list of adjacent land owners that we located.)
25. Finally, it is our understanding that the Town of Washington passed a resolution at the meeting on September 2, 2025 designating this a Type II Action under the State Environmental Quality Review Act (SEQRA).

We hope that this letter is helpful in clearly explaining the actions taken to complete the Special Use permit application for Fools Rush Inn. I will be available by email at [bethlynnharris123@gmail.com](mailto:bethlynnharris123@gmail.com) or by phone at (914) 589-2618 should you have any questions, require additional information or wish to further discuss.

We look forward to meeting with the Planning Board again on October 7, 2025.  
Thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to read 'Beth L. Harris', with a large, stylized flourish at the end.

Beth L. Harris



Properties identified as adjacent to 60-62 Old Route 82, Millbrook, NY 12545 (Parcel #331665) using Dutchess County Parcel Access.

Parcel #334686

Address: 50 Route 343, Millbrook, NY 12545

Owner: Jeannene Turansky

Mailing Address: PO Box 445, Millbrook, NY 12545

Parcel #345684

Address: 54 Route 343, Millbrook, NY 12545

Owner: Watson Murphy, LLC

Mailing Address: 680 Route 343, Millbrook, NY 12545

Parcel #354674

Address: 58 Route 343, Millbrook, NY 12545

Owner: Timothy R Taylor and Giovanna Mugrace Taylor

Mailing Address: 58 Route 343, Millbrook, NY 12545

Parcel #346618

Address: 11 County House Rd, Millbrook, NY 12545

Owner: John C. Tompkins

Mailing Address: PO Box 565, Millbrook, NY 12545

Parcel #330652

Address: 7 County House Rd, Millbrook, NY 12545

Owner: Adrianna Maria Finger

Mailing Address: 150 Hawthorne St, Apt 7C, Brooklyn, NY 11225

Parcel #307650

Address: 52 Old Route 82, Millbrook, NY 12545

Owner: Kathleen Hicks

Mailing Address: PO Box 474, Millbrook, NY 12545

Parcel #296667

Address: 55 Old Route 82, Millbrook, NY 12545

Owner: Watson Murphy, LLC

Mailing Address: PO Box 518, Millbrook, NY 12545

Parcel#305684

Address: 61 Old Route 82, Millbrook, NY 12545

Owner: Aralel Land, LLC

Mailing Address: PO Box 518, Millbrook, NY 12545

Parcel #312688

Address: 65 Old Route 82, Millbrook, NY 12545

Owner: Meta Staffa-Kane

Mailing Address: 65 Old Route 82, Millbrook, NY 12545

## Memorandum

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**To:** Town of Washington Planning Board  
**From:** AKRF, Inc. (A. Werner, AICP, A. Moore, AICP)  
**Date:** August 29, 2025  
**Re:** Harris Fools Rush Inn – Special Permit (62 Old Route 82)  
**cc:** Beth Harris and Jason Prigozen (property owners)  
TBD (PB Attorney)  
Jonathan Ialongo (Town Building Inspector)

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AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Planning Board Application dated 8/19/25
- Property Survey prepared by Johnson Surveying and dated 12/24/24
- Floor Plan of proposed inn rooms, hand drawn, undated
- Owners Endorsement signed by Beth Harris and notarized 8/19/25
- Consent to Inspection dated 8/19/25
- Deed dated 1/28/25
- Aerial photo from Dutchess Parcel Access undated.
- Certificate of Attestation of Exemption from NYS Workers' Compensation Board dated 8/16/25
- Disclosure of Business Interest signed and notarized, undated.
- EAF dated 8/16/25
- Resolution of Introduction of Short-Term Rentals law (unsigned), dated 6/8/23.

### PROJECT DESCRIPTION

The Applicant and property co-owner, Beth Harris, requests a special permit to operate a bed and breakfast as an accessory use on a 1.53-acre lot located at 60-62 Old Route 82 (tax parcel 135889-6764-01-331665) in the RM-2 zoning district (2-acre minimum lot size). The subject property contains a principal residence, a shed, and a two-story converted barn where the bed-and-breakfast is proposed. The barn includes two dwelling units, one on each floor, each with a kitchen and bathroom; it was previously operated as a bed-and-breakfast by prior owners and is currently occupied by family members. No new construction is proposed. On-site parking provides six guest spaces. A stream runs along the northern property boundary, and the parcel lies within the floodplain. The application requires a special permit for a bed-and-breakfast per to § 165-59.

### COMMENTS

#### APPLICATION COMPLETENESS

1. As the property is co-owned by Jason Prigozen, a signed and notarized Owners Endorsement is required from Mr. Prigozen. The application includes the notarized Owners Endorsement signed by Beth Harris.
2. The property is within 500 feet of a farm operation in an Agricultural District and therefore requires an Agricultural Data Statement. This is available on the Planning Board's webpage.

3. The property is located in a floodplain. Chapter 90 of the Town Code references administrative floodplain permits as being required for "new development," per Section 90-12. It is the purview of the Building Department to determine whether this applies.
4. Per Zoning Code 165-118, an application for a special permit "shall be accompanied by plans and other descriptive matter sufficient to clearly portray the intentions of the applicant. Such plan shall show the location of all buildings, parking areas, traffic access and circulation drives, open spaces, landscaping, and any other pertinent information that may be necessary to determine whether or not the proposed special use meets the requirements of this chapter." The survey may serve as the basis for the special permit plan; however, the Planning Board may request additional information if deemed pertinent.
5. Parking may not be located closer than 20 feet to any residential property line, per § 165-59.B(9). Based on a visual assessment of the survey, it appears that this minimum is being met to the northern property line, which is the closest residential lot line; however, the Applicant should confirm.
6. The special permit plan shall also meet the requirements for site plans as stated in § 165-128 unless the Planning Board waives selected requirements. Particularly as no construction is proposed, AKRF recommends that the Board waive the strict requirements for site plans.
7. Section 165-59B(3) provides: "The structure which is to be covered by the special permit shall be specified in the application, together with a statement of the amenities to be available to guests, including bedrooms, bathrooms, common rooms, parking areas and other areas to be used by guests."
  - a. The Planning Board may request clarification of amenities other than the rooms (e.g., use of the outdoor area, picnic area, meals, etc.). The application describes the guest rooms, that they have a kitchen and bathroom, and that 6 parking spaces are available.
  - b. The list of existing structures provided in the Planning Board application includes: "Main House – Inn," "Barn – Inn," and "shed." The Applicant should clarify whether/how the main house would be used as part of the bed and breakfast.
8. Before issuing a special permit, all areas defined for use in the bed-and-breakfast may be inspected by the Planning Board. The Planning Board may wish to schedule a site visit.
9. Per Zoning Code § 165-59.B(4), the Applicant must provide documentation that all applicable permits have been filed prior to the issuance of a special permit. (Prior to the issuance of a certificate of occupancy, the applicant must show that all applicable permits have been received.) The application includes the Exemption from NYS Workers' Compensation Board dated 8/16/25. A permit from the County DOH is required for a bed and breakfast per the Dutchess County Sanitary Code. The Applicant should file for a permit and provide documentation of filing to the Planning Board. (Information for filing is available on the County website: <https://www.dutchessny.gov/Departments/DBCH/Lodging-Operators.htm>)
10. The application must include a floor plan of the structure to be used for the bed-and-breakfast at 1/4-inch equals one foot scale, per Section 165-59.B(7). The plans must clearly delineate all areas of the structure and their function. The application includes a sketch of the floor plan. The Planning Board may request a clearer copy and that a scale is added, as well as additional details if required to facilitate review.
11. A stream runs along the northern property line, which is identified as a perennial stream on Town NRI Map 12, "Wetlands." There are existing improvements, including the barn, within 100 feet of this stream. However, consistent with past applications with similar conditions, provided that no new construction, building expansion, or ground disturbance is proposed, a wetland permit and CAC referral would not be required.

#### CODE COMPLIANCE

12. This application requires a special permit for a bed-and-breakfast under Zoning Code § 165-59. Short-term rentals, as defined in Chapter 115 of the Town Code, exclude bed-and-breakfasts; therefore, the short-term rental requirements do not apply.

13. While the subject structure was previously used as a bed and breakfast, a new special permit is required. The Zoning Code provides that if the property on which a bed-and-breakfast exists is sold to a new owner, the special permit shall expire unless a renewal application is made within 120 days of the sale. As the Applicant acquired the property in January, a new permit is required.
14. The Applicant should clarify whether signage is proposed. Based on a Google "streetview" assessment, signage from the previous use may exist on the fence at the property's entrance. The Applicant should clarify whether any signage currently exists and what is proposed. Zoning Code § 165-59.B.(9) requires that all signage shall be included in the special permit application process. A sketch showing all wording, dimensions and design shall be submitted.
15. The Applicant is the property co-owner and resides in the main residence, which satisfies the residence requirement of § 165-59.B.(1).
16. Minimum parking requirements for a bed-and-breakfast is 1 space per bedroom. The submitted floor plan sketch shows a one-bedroom unit on the first floor and a studio on the second floor. The application states that 6 spaces are available for guest use.
17. Zoning Code § 165-59.B(10) requires compliance with the underlying zoning requirements. The Planning Board may request that the Applicant provide a Zoning Table that shows the bulk requirements in the RM-2 district compared to the existing conditions of the property. (The district requirements are provided in the Zoning Code in *Appendix B Schedule of Area and Bulk Regulations*.) While the measurements are not provided on the survey, it appears that the property does not comply with at least the minimum setbacks; in addition, the property is undersized as 2 acres are required in the RM-2 district. However, provided that these conditions are legal preexisting nonconforming (i.e., that the barn and house predate 1989), area variances will not be required. The Planning Board may request documentation, such as may be provided on the Certificate of Occupancy (or other records from the Building Department) or the dates of construction.
18. The definitional limitations for bed and breakfasts are provided in § 165-59.A. The Applicant should confirm adherence to these requirements, as follows:
  - (1) A bed-and-breakfast may have no more than five bedrooms for guests and may accommodate no more than 10 transient lodgers.
  - (2) The bed-and-breakfast may offer meals to its lodgers only.
  - (3) Bed-and-breakfast establishments may not be used commercially for conference centers, weddings, concerts, a public restaurant, auctions, retreats or other for-hire events.
19. The special permit, if granted, "shall specify the number of bedrooms covered by the permit, which number shall not exceed five" per Section 165-59.B.(5). The project proposes two rooms.
20. If the special permit is granted, the Planning Board, through its resolution, must make a statement of findings as required by Zoning Code §§ 165-B.(2) and 165-119.
21. A public hearing is required for this application.

#### REFERRALS / NOTIFICATIONS

22. The subject parcel is within 500 feet of a State road (Route 343), a County road (Route 97 and Route 11 (Old Rt 82)), and a farm operation in an agricultural district (AD 21). This application is therefore subject to General Municipal Law (GML) 239-m, which requires referral to Dutchess County. However, under the Referral Reduction Agreement between the Town and Dutchess County, special use permits for residential uses are exempt; therefore, referral is not required for this application. A bed-and-breakfast is treated as a dwelling under the Town Zoning Code and as a residential use under the State Building Code.
23. The property is within 500 feet of the Village of Millbrook. Notice of the public hearing must be provided to the Village of Millbrook at least 10 days prior to the hearing per GML 239-NN.

SEQRA

24. This application is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), which requires no environmental review. The applicable Type II citation is as follows:

*"6 NYCRR 617.5(c)(18) – reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4 of this Part"*

**RECOMMENDATION**

At the September 2, 2025 Planning Board meeting, AKRF recommends that the Planning Board discuss the application and consultant comments, classify the application as Type II under SEQRA (6 NYCRR 617.5(c)(18)), authorize the Secretary to send notice of the public hearing to the Village of Millbrook (GML 239-nn), and set the public hearing if prepared to do so.



Town of  
*Washington*

**TOWN OF WASHINGTON  
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 112 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

**COMBINED PLANNING BOARD APPLICATION**

*★ Amended Application 9/8/25 ★*

**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. 112  
F: (845) 677-2085

**With electronic copy (including all maps  
and forms) to:**

Planning Board Secretary  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.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): Beth L. Harris

Business Name: Fools Rush Inn

Address: 62 Old Route 82

Millbrook, NY 12545

Telephone: (914) 589-2618 Email Address: \_\_\_\_\_

Name of Record Owner(s) of Property: Beth L. Harris + Jason M. Prigozen

Address: 62 Old Route 82

Millbrook, NY 12545

Telephone: 914 589-2618 Email Address: bethlynnharris123@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: Beth L. Harris

**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)	<u>6764-01-331665</u>
Name of Property Owner	<u>Beth L. Harris + Jason M. Prigozen</u>
Property Street Address	<u>60-62 Old Route 82</u> <u>Millbrook, NY 12545</u>
Number of Acres	<u>1.7 acres / 1.528 acres</u>
Zoning District from Zoning Map	
Describe the Current Use of the Property	<u>Residential Home</u>
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u>X</u> YES <u>      </u> NO May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements <u>- Next to Creek</u>
Is this property within 500 feet of the boundary of the Village of Millbrook?	<u>✓</u> YES <u>      </u> 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?	<u>      </u> YES <u>      </u> 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?	<u>      </u> YES <u>      </u> 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?	<u>      </u> YES <u>      </u> 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?	<u><del>XXXXX</del></u> YES <u>      </u> NO

Applicant Name: \_\_\_\_\_

I. The following must be answered for **ALL APPLICATIONS**:

A. APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit	<input checked="" type="checkbox"/>	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	_____
Site Plan	_____	Final Subdivision Plan	_____

B. 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 - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org)) – note ALL owners must sign, including both spouses.
- ☒ Consent to Inspection - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org))
- ☒ Section 809 Ethics Statement
- ☒ 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\\_ej\\_operations\\_pdf/seafpartone.pdf](https://www.dec.ny.gov/docs/permits_ej_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 (found at <https://washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/1688-agricultural-data-statement-pdf/file.html>)  
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 (found at <https://www.washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/planning-board-application-forms-general-information/33-wetland-permit-form-1/file.html>)  
**Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.**



Applicant Name: Beth L. Harris

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:

We would like to return the property to its prior use as an Inn.

The current existing structures (Main House and Barn) remain unchanged and meet the Town of Washington's requirements. We plan to offer 2 units (top barn and lower barn) in the accessory building - Each unit offers a bathroom,

E. Are there agricultural and/or forestry exemptions affecting the property?

Yes \_\_\_\_\_ No ☒ If yes, please list in detail:

Kitchen and pull-out couch. there are three (3) additional units in the

F. Total acreage involved in the application. 1.528 acres

G. Total contiguous acreage controlled by the applicant/owner. 1.528 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.)

Main house each with their own bathroom. Inn Keeper (Me) will reside in the Main House in the main bedroom.

List each contiguous property:

Dutchess County Tax Map Number (1234-00-123456-0000)	<u>6764-01-331665</u>
Name of Property Owner	<u>Jason M. Prigozen + Beth L. Harris</u>
Property Street Address	<u>60-62 Old Route 82</u>
Number of Acres	<u>Millbrook, NY 12545</u> <u>1.528 acres</u>

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Applicant Name: Beth L. Harris

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 3

I. Types of existing structures (list):

Main House - Inn  
Barn - Inn  
Shed

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:

<b>Professional Engineer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Licensed Land Surveyer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____
<b>Attorney</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Other Type of Proposed Professional: <u>Inn Keeper</u></b> Name: <u>Beth L. Harris</u> Address: <u>60-62 Old Route 82</u> <u>Millbrook, NY 12545</u> Email Address: <u>bethlynnharris123@gmail.com</u> Telephone Number: <u>(914) 589 2618</u>

Applicant Name: Beeth L. Harris

- 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 X If yes, please identify the organization and whether an application has been made to them.

(A DOT permit will be required prior to operation - NYS Workers Compensation and Disability Exemption Approval is enclosed - DOT fees and permit will be obtained upon securing Special Use Permit)

- II. For **SUBDIVISION AND LOT LINE ADJUSTMENT** applications, please also answer the following:

A. **LOTS**

Number of lots proposed: N/A  
Size of the smallest lot proposed: \_\_\_\_\_  
Size of the largest lot proposed: \_\_\_\_\_

B. **DRIVEWAYS**

Number of private driveways proposed: N/A  
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: Beth L. Harris

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
<b>ESCROW FEE (DUE FOR ALL APPLICATIONS)</b>				
Initial Escrow Deposit:		\$1,500.00	#1500 —	8/19/25
<b>Plus the below amount:</b>				
	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		
<b>LOT LINE CHANGE APPLICATION FEE</b>				
	Up to 5.99 acres	\$600.00	#600 —	8/19/25
	6.0 - 15.99 acres	\$900.00		
	16.00 acres or greater	\$1,200.00		
<b>SITE PLAN APPLICATION FEE</b>				
		\$600.00		
<b>SPECIAL USE PERMIT FEE</b>				
		\$600.00		
<b>WETLANDS PERMIT FEE</b>				
		\$600.00		
<b>SUBDIVISION:</b>				
<b>Preliminary Approval - Minor: Up to 4 Lots</b>				
	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		
<b>Preliminary Approval - Major: 5 or more lots</b>				
	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: Beth L. Harris

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. \$ 2100.00 (Paid 8/19/25)

Dated: 9/8/25 \* Revised Application

  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if different)

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 herein. Dutchess county clerk.

Owner Beth L. Harris + Jason M. Prigozen

9/8/25  
Date

Beth L. Harris  
Applicant

9/8/25  
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



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:

Beck L. Harris and Jason M. Prigozen  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
60-62 Old Route 82 Millbrook NY 12545  
which is shown and designated on the Dutchess County Tax Map as:

6764 - 01 - 331 - 665

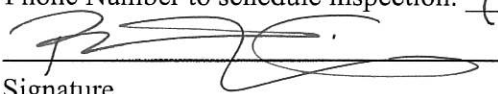
That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

<input type="checkbox"/> Assessment Review	<input checked="" type="checkbox"/> Building Permit
<input type="checkbox"/> Municipal Search	<input checked="" type="checkbox"/> Planning Board Application
<input type="checkbox"/> 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.

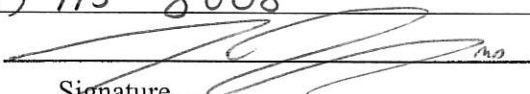
Contact person for inspection: Jason M. Prigozen  
Phone Number to schedule inspection: (304) 415-8008

  
Signature

Beck L. Harris  
Print Name

Print Name

Dated: 9/8/25

  
Signature

JASON PRIGOZEN  
Print Name

Print Name

Dated: 9/8/25



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

Jason M. Prigozen 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 60-62 Old Route 82

City Millbrook State NY Zip 12603

I have authorized (name) \_\_\_\_\_ of (Company)

\_\_\_\_\_ to make the foregoing application to the Town of Washington for approval as described herein for the property located at

\_\_\_\_\_ Property ID # \_\_\_\_\_

Signature

Jason Prigozen

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 August, 2005

Notary Public Joel E. AbeLove

Notary Stamp: commission expires:

**JOEL E. ABELove**  
Notary Public-State of New York  
No. 02AB6305768  
Qualified in Rensselaer County  
Commission Expires June 9, 2006

\_\_\_\_\_ Proof of Authority is attached. Type of Authority: \_\_\_\_\_



Applicant Name: Beth L. Harris



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:

Beth L. Harris, being duly sworn, deposes and says:

- I am: (check one)           1.      the sole owner in fee (One individual on the tax roll)
- X   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 60-62 Old Route 82

City Millbrook State NY Zip 12545

I have authorized (name) Beth L. Harris of Fools Rush Inn LLC

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

60-62 Old Route 82, Millbrook NY Property ID # 67-64  
01-331-665

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 day of August, 2025

Notary Public Linda M. Kaplan

Commission expires: \_\_\_\_\_

Notary Stamp

LINDA M. KAPLAN

Notary Public, State of New York

No. 01KA492270

Qualified in Dutchess County

Commission Expires 04/18/2026

\_\_\_\_\_ Proof of Authority is attached. Type of Authority: \_\_\_\_\_

Applicant Name: \_\_\_\_\_



*Town of*  
**Washington**

**TOWN OF WASHINGTON  
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 116 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

**DISCLOSURE OF BUSINESS INTEREST**

State of New York }  
County of Dutchess } 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 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/Owner Jason Priore

Agent/Owner \_\_\_\_\_

Joel AbeLove  
Notary Public

JOEL E. ABELOVE  
Notary Public-State of New York  
No. 02AB6305768  
Qualified in Rensselaer County  
Commission Expires June 9, 2010

Applicant Name: Beth L. Harris



*Town of*  
**Washington**

**TOWN OF WASHINGTON  
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 116 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

**DISCLOSURE OF BUSINESS INTEREST**

State of New York }  
County of Dutchess } ss:

Beth L. Harris 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.)

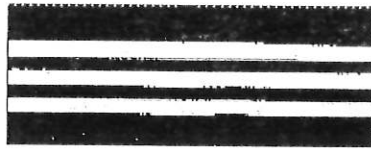
N/A

3. That he/she understands that the Town of Washington intends to rely on the foregoing 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.

Beth L. Harris  
Agent/Owner

\_\_\_\_\_  
Agent/Owner

Linda M. Kaplan  
Notary Public



## Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 2/10/2025  
Time Recorded: 3:58 PM

VANDEWATER & VANDEWATER  
85 CIVIC CTR PLAZA, STE 101  
PO BOX 112  
POUGHKEEPSIE, NY 12601

Document #: 02 2025 407

Received From: RIVER CITY ABSTRACT OF HUDSON VALLEY INC

Grantor: MARILYN R APPEL TRUST  
Grantee: PRIGOZEN JASON MICHAEL

Recorded In: Deed  
Instrument Type:

Tax District: Washington

### Examined and Charged As Follows :

Recording Charge: \$215.00  
Transfer Tax Amount: \$4,000.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 3729

Number of Pages: 7

\*\*\* Do Not Detach This Page  
\*\*\* This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: cni  
Receipt #: 3684  
Batch Record: 31

Bradford Kendall  
County Clerk



022025407

RCAST-62050  
T/Washington  
68  
75-  
4000  
4215

THIS INDENTURE, made the 28<sup>th</sup> day of January, in the year 2025

BETWEEN TERRY JOSHI, as Successor Trustee under the Marilyn R. Appel Revocable Trust dated 12/17/18, having an address at 60-62 Old Route 82, Millbrook, New York 12545 ✓

party of the first part, and JASON MICHAEL PRIGOZEN and BETH LYNN HARRIS, Husband and Wife, having an address at 79 Victor Drive, Poughkeepsie, New York ✓

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

Ten (\$10.00) dollars

paid by the party of the second part, 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 in the Town of Washington, County of Dutchess, State of New York, more particularly described in Schedule A attached hereto;

BEING and intended to be the same premises acquired by Deed from Blue Barn Bed and Breakfast LLC dated 1/28/2021 and recorded 2/10/2021 as Document No. 02-2021-50533.

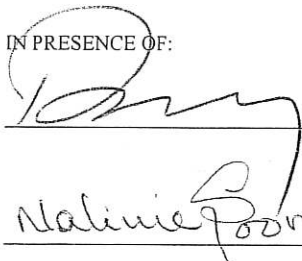
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

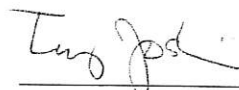
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the 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 read "parties" whenever the sense of this 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 PRESENCE OF:

  
Nalinie Pomaoro

  
TERRY JOSHI, as Successor Trustee under the  
Marilyn R. Appel Revocable Trust dated 12/17/18

# ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Westchester, ss:

On the 28th day of January in the year 2025, before me, the undersigned, personally appeared TERRY JOSHI, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

*Nalinie Soomaroo*

NOTARY PUBLIC

**NALINIE SOOMAROO**  
Notary Public, State of New York  
No. 01SO5035776  
Qualified in Westchester County  
Commission Expires November 14, 2026

## ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s) to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto.

NOTARY PUBLIC

# ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared , personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

NOTARY PUBLIC

## ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

State of , County of , ss:

On the day of in the year , before me, the undersigned personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the (add the city or political subdivision and the state or country or other place the acknowledgement was taken).

NOTARY PUBLIC

## Bargain & Sale Deed With Covenants

TERRY JOSHI, as Successor Trustee under the Marilyn R. Appel  
Revocable Trust dated 12/17/18

TO

JASON MICHAEL PRIGOZEN and BETH LYNN HARRIS,  
Husband and Wife

COUNTY: DUTCHESS

TOWN/CITY: WASHINGTON

PROPERTY ADDRESS: 60-62 Old Route 82, Millbrook, New York 12545

SECTION: 6764

BLOCK: 1

LOT: 331665

Title Company: Stewart Title Insurance Company

Title Number: RCA-ST-62050

RETURN BY MAIL TO:

Rebecca Mensch, Esq.  
Van DeWater and Van DeWater, LLP  
85 Civic Center Plaza, Suite 101  
P.O. Box 112  
Poughkeepsie, New York 12601

TITLE NO. RCA-ST-62050  
REVISED 1/2/2025  
SCHEDULE A

ALL that certain plot, piece, or parcel of land situate, lying and being in the Town of Washington, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a point located on the easterly line of County House Road, said point being the northwest corner of the lands, now or formerly, of Finger (Doc. #02 2011 5376); thence along said County House Road and along the easterly line of Old Route 82 the following four (4) courses:

1. N 09° 38' 43" W for a distance of 80.65 feet;
2. N 04° 00' 43" W for a distance of 69.45 feet;
3. N 15° 29' 17" E for a distance of 15.60 feet and
4. N 20° 16' 17" E for a distance of 136.40 feet to a point, said point being the southwest corner of the lands, now or formerly, of Turansky (Doc. #02 2004 5075);

THENCE along the same the following four (4) courses:

1. S 60° 06' 23" E for a distance of 124.74 feet;
2. S 30° 04' 07" W for a distance of 9.24 feet;
3. S 56° 04' 03" E for a distance of 134.64 feet and
4. N 05° 11' 33" W for a distance of 13.14 feet to a point, said point being the southwest corner of the lands, now or formerly, of Watson Murphy LLC (Doc. #02 2022 50242);

THENCE along the same S 65° 03' 40" E for a distance of 83.98 feet to a point, said point being located on the westerly line of the lands, now or formerly, of Taylor (Doc. #02 2011 5250);

THENCE along the same S 01° 07' 25" E for a distance of 123.32 feet to a point, said point being a northerly corner of the lands, now or formerly, of Tompkins (Doc. #02 20 19 5032);

THENCE along the same N 84° 45' 10" W for a distance of 137.28 feet to a point, said point being the northeast corner of said Finger;

THENCE along the same S 85° 56' 54" W for a distance of 189.42 feet to the point or place of BEGINNING.

For conveyancing only,  
to be conveyed

Together with all right, title if intended and interest of, in and to any streets and road abutting the above described premises, to the center line thereof.







# SURVEY NOTES

1. Copyright Johnson Surveying, All Rights Reserved. Any reproduction or copying of this document may be a violation of copyright law and the permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map or plat is prohibited. Any alteration or addition to a survey map or plat is prohibited. Any alteration or addition to a survey map or plat is prohibited.

3. Only boundary survey maps with the surveyor's embossed or red ink seal are acceptable for use and are the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red ink 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 laws and regulations of the State of New York and the 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 surveyor, and to the lending institution filed 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 determined by other means. 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 herein are referenced to MAD 03-NY East using NISNET RTN GPS.

## DEED REFERENCE

Doc. #02 2021 50833  
to  
Blue Barn End & Brookfast  
Marilyn R. Appel Trust  
February 12, 2021

## TAX PARCEL NUMBER

Town of Washington, Dutchess County, New York  
6764-01-331603

## DATE OF SURVEY

Field Completion, December 23, 2024

## AREA

95,853 Square Feet  
1.520 Acres

## CERTIFICATIONS

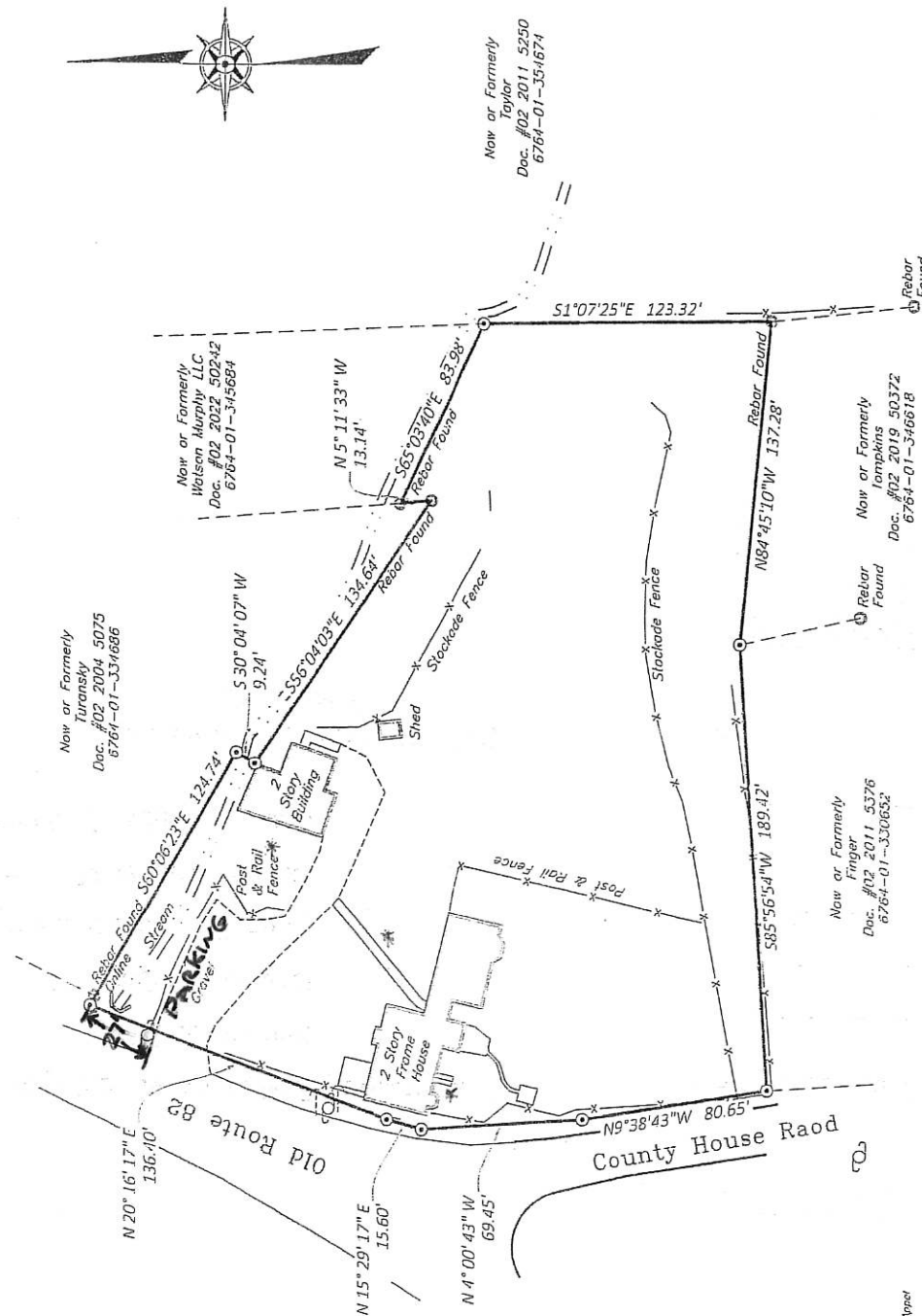
Jason Prigozen and Edith Harris  
are duly Licensed Professional Land Surveyors in the State of New York.  
Stewart Title Insurance Company and its agent River City  
Abstract of Hudson Valley, Inc. Title No. NCA -57-62050  
their respective interests may appear

**JOHNSON**  
**SURVEYING**

BRENDAN JOHNSON, PLS  
10 Meadow Lane  
Pleasant Valley, NY 12569  
Phone No. (845) 380-0528  
johnsonbrendan@plm.com

Copyright 2014

\* SEPTIC TANKS (3 TOTAL)



Brendan Johnson, PLS  
PLS No. 50919

MAP OF A SURVEY  
PREPARED FOR  
PRIGOZEN & HARRIS

TOWN OF WASHINGTON, COUNTY OF DUTCHESS, STATE OF NEW YORK

tax id	6764-01-331603
address	60-62 OLD RT 82
date	12/24/2024
scale	1"=50'
project no.	24-126.01
project name	60-62 OLD RT 82
sheet	1 OF 1

Being a Parcel of land situate, lying and being in the Town of Washington, County of Dutchess and State of New York and bounded and describes as follows:

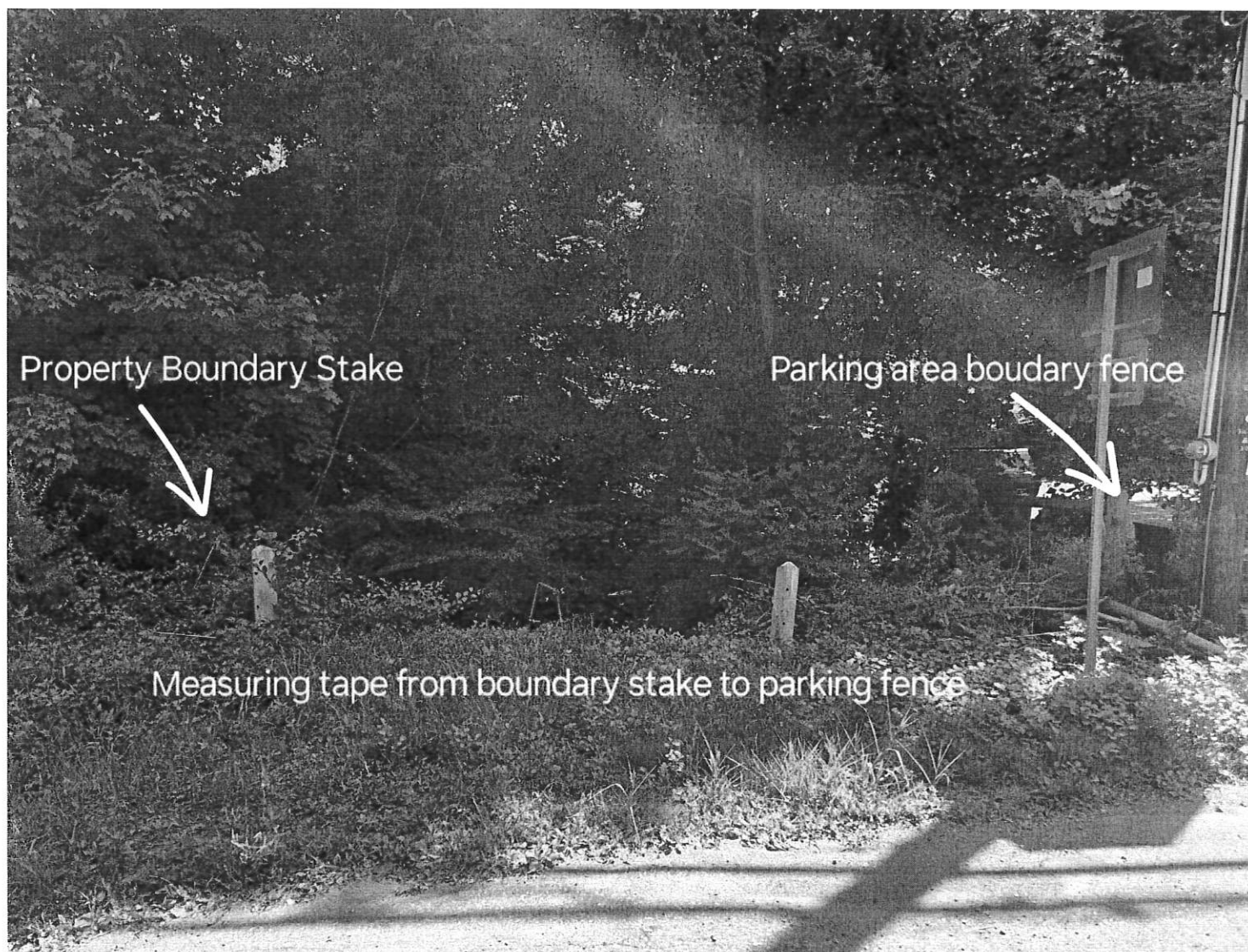
Beginning at a Point located on the easterly line of County House Road, said point being the northwest corner of the lands, now or formerly, of Finger (Doc. #02 2011 5376) thence along said County House Road and along the easterly line of Old Route 82 the following four (4) courses:

1. N 09° 38' 43" W for a distance of 80.65 feet;
2. N 04° 00' 43" W for a distance of 69.45 feet;
3. N 15° 29' 17" E for a distance of 15.60 feet and
4. N 20° 16' 17" E for a distance of 136.40 feet

To a point, said point being the southwest corner of the lands, now or formerly, of Turansky (Doc. #02 2004 5075); thence along the same the following four (4) courses:

1. S 60° 06' 23" E for a distance of 124.74 feet;
2. S 30° 04' 07" W for a distance of 9.24 feet;
3. S 56° 04' 03" E for a distance of 134.64 feet and
4. N 05° 11' 33" W for a distance of 13.14 feet

To a point, said point being the southwest corner of the lands, now or formerly, of Watson Murphy LLC (Doc. #02 2022 50242); thence along the same S 65° 03' 40" E for a distance of 83.98 feet to a point, said point being located on the westerly line of the lands, now or formerly, of Taylor (Doc. #02 2011 5250); thence along the same S 01° 07' 25" E for a distance of 123.32 feet to a point, said point being a northerly corner of the lands, now or formerly, of Tompkins (Doc. #02 20 19 5032); thence along the same N 84° 45' 10" W for a distance of 137.28 feet to a point, said point being the northeast corner of said Finger; thence along the same S 85° 56' 54" W for a distance of 189.42 feet to the Point or Place of Beginning.



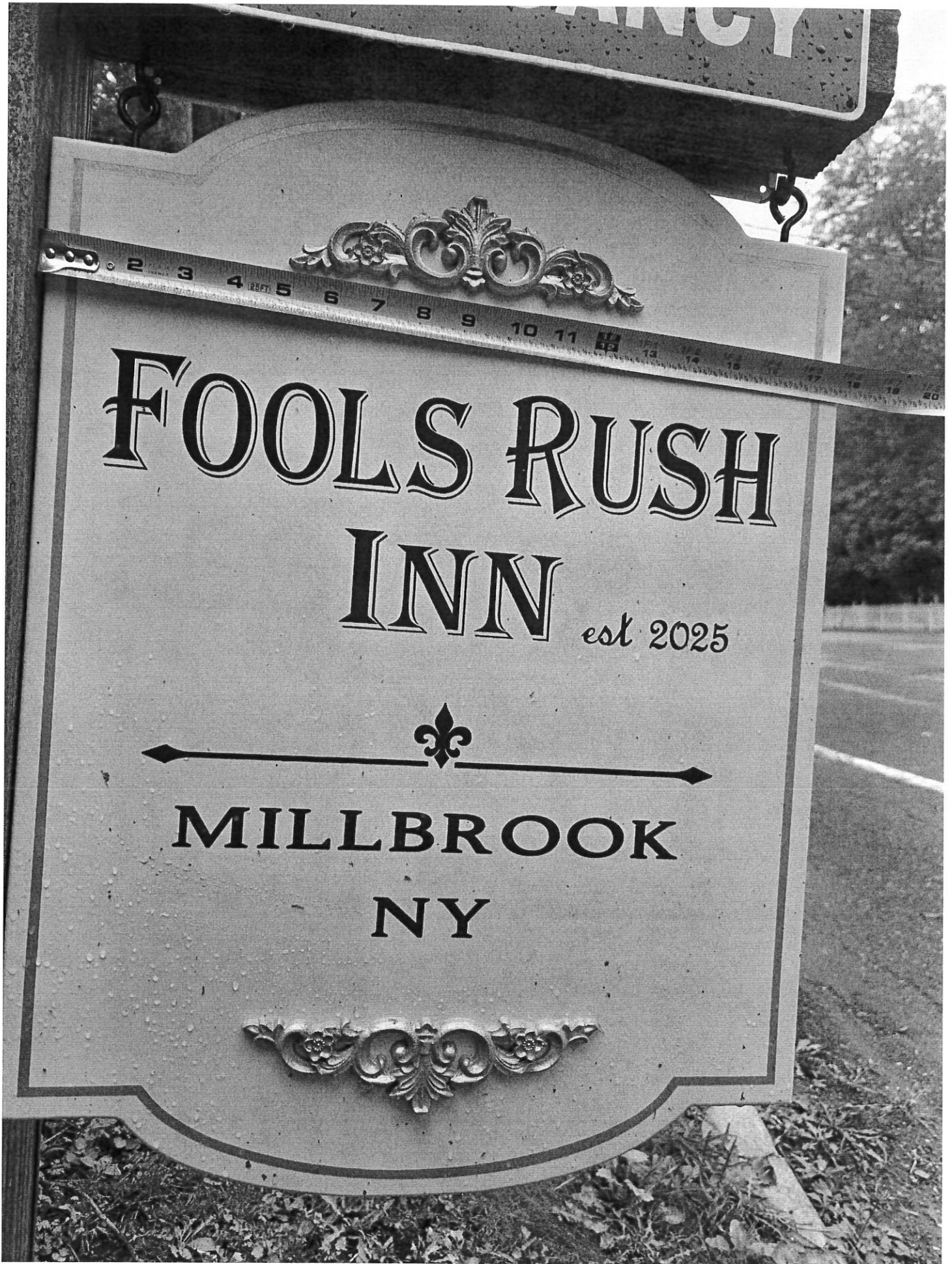


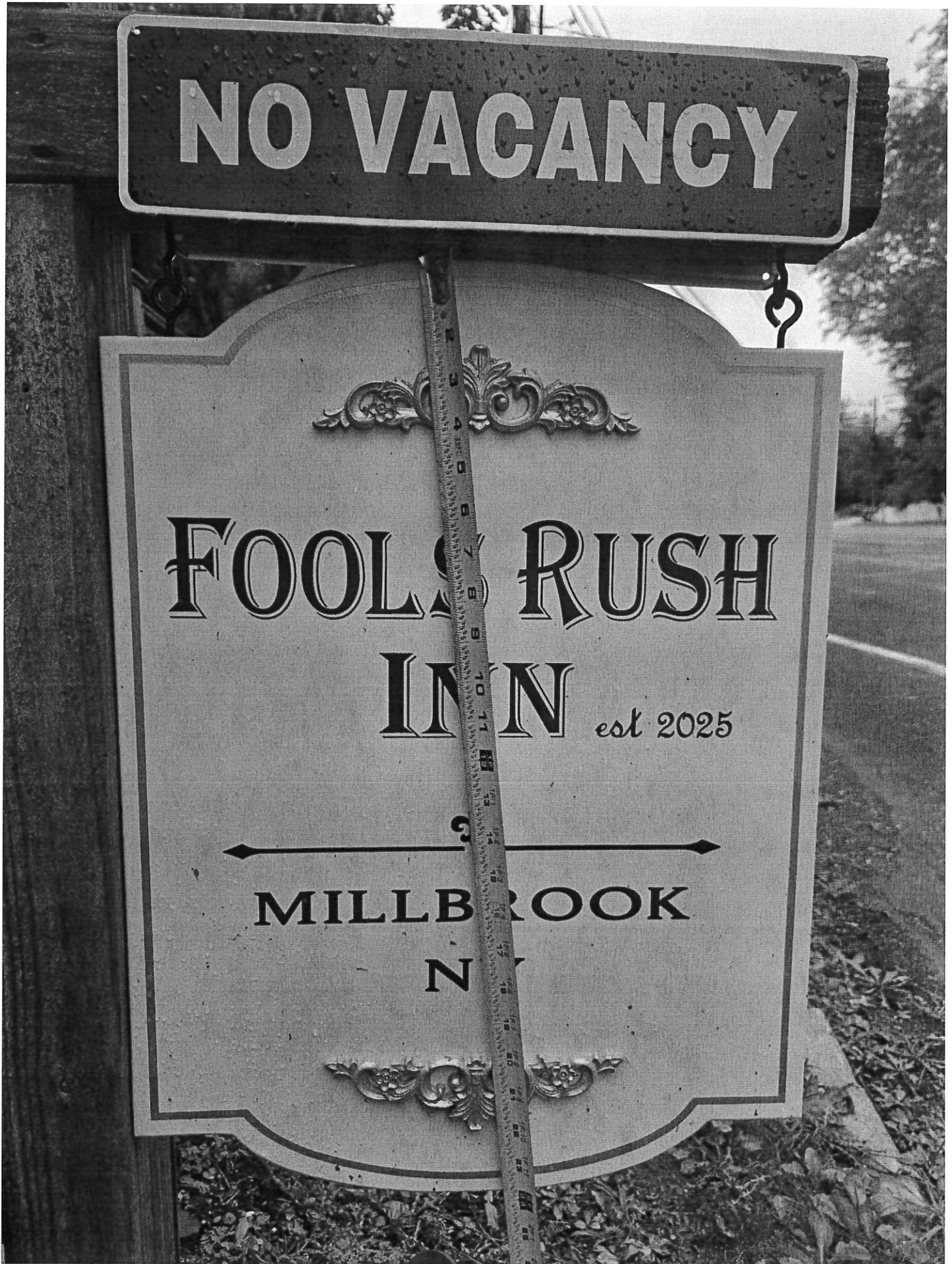
















Town of  
*Washington*

**TOWN OF WASHINGTON  
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,  
NY 12545 • (845) 677-3419 EXT 116 •  
[planningboard@washingtontny.org](mailto:planningboard@washingtontny.org)

**AGRICULTURAL DATA STATEMENT**

Pursuant to New York State Town Law 283-a and NYS Agriculture and Markets Law 305-b, this Data Statement will be used to evaluate the potential impacts of a proposed development on farm operations in agricultural districts.

Name of Applicant(s): BETH HARRIS  
Address: 60-62 OLD ROUTE 82, MILLBROOK NY 12545  
Telephone: (914) 589-2618 Email Address: BETHLYNNHARRIS123@GMAIL.COM

Description of Project: REDESIGNATE TO PRIOR USE AS INN/BED & BREAKFAST

Tax Map Numbers of all Parcels: 331665  
Address of Project: 60-62 OLD ROUTE 82, MILLBROOK NY 12545

**APPROVAL REQUESTED FOR (check all that apply):**

Special Use Permit <input checked="" type="checkbox"/>	Preliminary Subdivision Plan _____
Sketch Plan _____	Lot Line Revision _____
Site Plan _____	Final Subdivision Plan _____

Is the project site located within an Agricultural District? Yes \_\_\_\_\_ No ☒  
If yes, Agricultural District Number? \_\_\_\_\_

Is any portion of the project site currently actively farmed? Yes \_\_\_\_\_ No ☒  
Name of person farming the site: \_\_\_\_\_  
Does this person \_\_\_\_\_ RENT or \_\_\_\_\_ OWN the land?

List all farm operations within 500 feet of any boundary of the project site:

Name: <u>KIKIS FAMILY HOLDINGS LLC</u> Address: <u>PARCEL 390552 ROUTE 343</u>  Is parcel actively farmed? <u>FIELD CROPS?</u>	Name: _____ Address: _____  Is parcel actively farmed? _____
---	---

Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____
Name: _____ Address: _____ _____ Is parcel actively farmed? _____	Name: _____ Address: _____ _____ Is parcel actively farmed? _____

Attach additional sheets if necessary.

Attach a copy of the tax map or other map showing the site of the proposed project relative to the location of farm operations identified above by marking an X on each farm parcel.

Dated: 9/8/25  
  
\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if different)



9:15 M



dutchessny.gov



ParcelAccess

FINAL ROLL



## Parcel Identity

Tr

**Parcel Number**135889-6764-00-  
390552-0000**Assessment**Land: \$1,017,000  
Total: \$1,125,300**Parcel Location**

Route 343

**Market Value**

\$1,665,900

**Municipality**

Washington

**School District**

Millbrook CSD

**Owner Name**Kikis Family Holdings  
LLC (Primary)**Agricultural District**

21

**Primary Owner****Mailing Address**1045 Fifth Ave  
New York, NY 10028**Roll Section**

1 (Taxable)

**Tax Code**

None

**Lot Size**

76.50 Ac

**Deed Information**Book: 22010  
Page: 4755**Land Use**

(120) Field crops

### Additional Links



Full Property Card



Parcel History



Filed Map: 5903B



Tax Rolls





**Workers'  
Compensation  
Board**

**Certificate of Attestation of Exemption**  
from New York State Workers' Compensation and/or  
Disability and Paid Family Leave Benefits Insurance Coverage

**\*\*This form cannot be used to waive the workers' compensation rights or obligations of any party.\*\***

The applicant may use this Certificate of Attestation of Exemption **ONLY** to show a government entity that New York State specific workers' compensation and/or disability and paid family leave benefits insurance is not required. The applicant may **NOT** use this form to show another business or that business's insurance carrier that such insurance is not required.

Please provide this form to the government entity from which you are requesting a permit, license or contract. This Certificate will not be accepted by government officials one year after the date printed on the form.

**In the Application of  
(Legal Entity Name and Address):**

Fools Rush Inn LLC  
60 Old Route 82 # 62  
Millbrook, NY 12545  
PHONE: 914-589-2618 FEIN: XXXXX9339

**Business Applying For:  
OTHER: Special Permit**

From: Town of Washington

**Workers' Compensation Exemption Statement:**

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE SPECIFIC WORKERS' COMPENSATION INSURANCE COVERAGE** for the following reason:

The business is a LLC, LLP, PLLP or a RLLP; OR is a partnership under the laws of New York State and is not a corporation. Other than the partners or members, there are no employees, day labor, leased employees, borrowed employees, part-time employees, unpaid volunteers (including family members) or subcontractors.

Partners / Members: Beth L Harris, Jason M Prigozen

**Disability and Paid Family Leave Benefits Exemption Statement:**

The above named business is certifying that it is **NOT REQUIRED TO OBTAIN NEW YORK STATE STATUTORY DISABILITY AND PAID FAMILY LEAVE BENEFITS INSURANCE COVERAGE** for the following reason:

The business MUST be either: 1) owned by one individual; OR 2) is a partnership (including LLC, LLP, PLLP, RLLP, or LP) under the laws of New York State and is not a corporation; OR 3) is a one or two person owned corporation, with those individuals owning all of the stock and holding all offices of the corporation (in a two person owned corporation each individual must be an officer and own at least one share of stock); OR 4) is a business with no NYS location. In addition, the business does not require disability and paid family leave benefits coverage at this time since it has not employed one or more individuals on at least 30 days in any calendar year in New York State. (Independent contractors are not considered to be employees under the Disability and Paid Family Leave Benefits Law.)

I, Beth L. Harris, am the Member with the above-named legal entity. I affirm that due to my position with the above-named business I have the knowledge, information and authority to make this Certificate of Attestation of Exemption. I hereby affirm that the statements made herein are true, that I have not made any materially false statements and I make this Certificate of Attestation of Exemption under the penalties of perjury. I further affirm that I understand that any false statement, representation or concealment will subject me to felony criminal prosecution, including jail and civil liability in accordance with the Workers' Compensation Law and all other New York State laws. By submitting this Certificate of Attestation of Exemption to the government entity listed above I also hereby affirm that if circumstances change so that workers' compensation insurance and/or disability and paid family leave benefits coverage is required, the above-named legal entity will immediately acquire appropriate New York State specific workers' compensation insurance and/or disability and paid family leave benefits coverage and also immediately furnish proof of that coverage on forms approved by the Chair of the Workers' Compensation Board to the government entity listed above.

**SIGN  
HERE**

**Signature:**

**Date:**

**Exemption Certificate Number**

**2025-064866**

**Received**

**August 16, 2025**

**NYS Workers' Compensation Board**

# Upper Barn





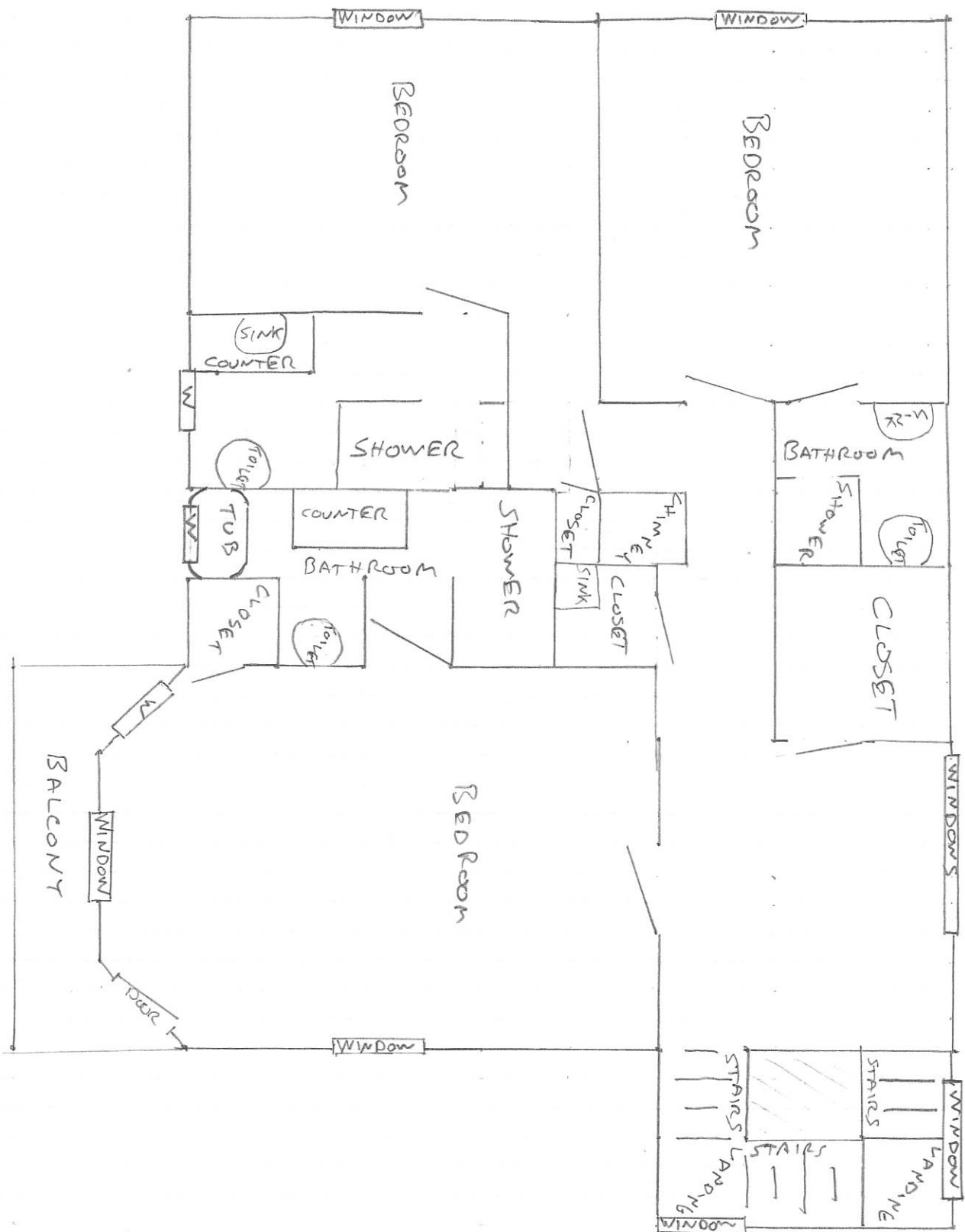
Lower Barn





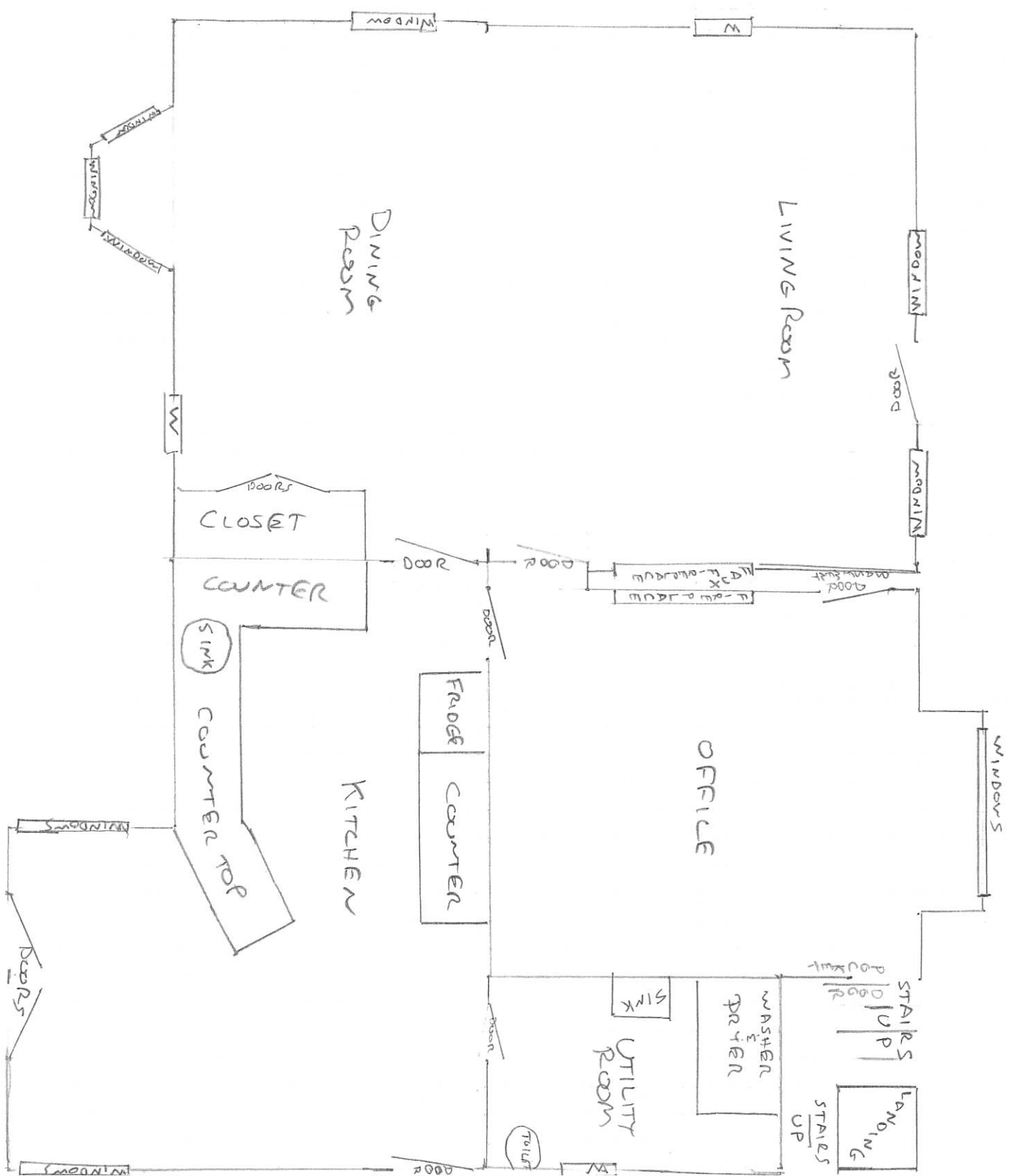
2<sup>nd</sup> Floor  
Main House

H = 1 FOOT



# 1<sup>ST</sup> Floor MAIN HOUSE

1" = 1 Foot



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 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 1. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Fools Rush Inn Millbrook LLC			
Name of Action or Project: Special Use Permit			
Project Location (describe, and attach a location map): 60-62 Old Route 82, Millbrook, NY 12545			
Brief Description of Proposed Action: Use of space in Main House (3 <sup>UP to</sup> bedrooms) and Barn (up to 2 bedrooms); for a total not to exceed five (5) bedrooms. <del>will</del> I will reside on site as the Inn Keeper.			
Name of Applicant or Sponsor: Beth L. Harris		Telephone: 914 589 2618	
		E-Mail: bethlynnharris123@gmail.com	
Address: 60-62 Old Route 82			
City/PO: Millbrook		State: NY	Zip Code: 12545
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			<input type="checkbox"/> <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval: NYS Workers Compensation/ Disability Insurance			<input type="checkbox"/> <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.528 acres Exemption	
b. Total acreage to be physically disturbed?		1.528 acres - Obtained	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.528 acres 8/16/25 (see Enclosed)	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" 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"/>	
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"/>	
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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<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	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
_____		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Beth L. Harris</u> Date: <u><del>8/16</del> 9/8/25</u>		
Signature: <u>[Signature]</u> Title: <u>CEO, Fools Rush Inn LLC</u>		