

HARRY J. BLY LS  
(1935-2008)

PO BOX 629  
9 ELM DRIVE  
MILLBROOK, NY 12545



BRIAN M. HOUSTON L.S.  
TEL: (845) 677-5619  
EMAIL: blyandhouston@aol.com

Susan Meany Chairperson  
Town of Washington Planning Board  
10 Reservoir Drive  
Millbrook, NY 12545

October 20, 2025

Re: JOAND INC Lot Line Change

Tax Id; 6566-00-960647-00 and 6566-00-805480-00 T/O Washington  
6566-00-609287-00 t/o Clinton, not involved in application.

Planning Board Members,

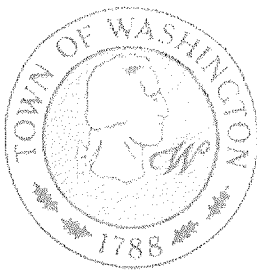
Please accept this application for a lot line change between two properties owned by Joand Inc., the owners being Andrew and Samuel Schor. The properties are located on Clinton Corners Road and Route 82 Rear, located in the RL-5 and LC zoning district.

Joand Inc. owns two adjoining vacant parcels of land. The first parcel is 215.4 acres, with 70 acres of it being located in the Town of Clinton. The Clinton property is not involved in the proposed lot line change. Adjoining the 215.4 lot is a 33.80 parcel of land. Joand Inc. is proposing to convey 50.0+/- acres from the 215.4 acre parcel and merge that into the existing 33.80 acre parcel which would increase its size to 83.80 acres, while decreasing the size of the other lot to 165.4 acres, with 95.4 acres being in the Town of Washington. Both parcels of land involved in the application, and all the adjoining parcels owned by Joand Inc. and Andrew and Samuel Schor, contain an active farming operation. The conveying of 50 acres from one parcel to another is a business decision to help protect the farming operation and there is no development planned as a result of this application.

We look forward to discussing this application in more detail at the next planning board meeting.

Thank You,

Brian M. Houston L.S.



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)

**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@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): ANDREW & SAMUEL SCHOR  
Business Name: JOAND INC.  
Address: 17 VAN KLEEK DRIVE  
POUGHKEEPSIE, NY 12601  
Telephone: 845-797-8211 Email Address: ANDY@MODERNCABINETCO.COM  
Name of Record Owner(s) of Property: SAME  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_

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: JOAND INC

**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)	6566-00-960647-00
Name of Property Owner	JOAND INC.
Property Street Address	ROUTE 82 REAR
Number of Acres	33.80 AC
Zoning District from Zoning Map	RL-5 : LC
Describe the Current Use of the Property	AGRICULTURE
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input checked="" type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	6566-00-805480-00 & 609287 →
Name of Property Owner	JOAND INC
Property Street Address	CLINTON CORNERS ROAD
Number of Acres	215.42 AC (70 AC T/O CLINTON)
Zoning District from Zoning Map	RL-5 : LC
Describe the Current Use of the Property	AGRICULTURE
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<input checked="" type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

T/O  
CLINTON

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?	<input type="checkbox"/> YES <input 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?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Applicant Name: LoAND INC

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

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

Special Use Permit	_____	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	<u>✓</u>
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 – (You will find this attached to the end of this application.) Note ALL owners must sign, including both spouses.
- ✓ Consent to Inspection – (can be found on Planning Board page under "Planning Board Documents and Forms").
- ✓ Section 803 Ethics Statement. (You will find this attached to the end of this application.)
- ✓ Environmental Assessment Form (EAF) for SEQRA review.  
Complete Short Form EAF under SEQRA, which can be found at [https://www.dec.ny.gov/docs/permits\\_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. (This can be found on Planning Board page under "Planning Board Documents and Forms").  
This document is required if any portion of the project is located on property within an agricultural district containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located within an agricultural district.  
If this is applicable, what Agricultural District is the property in? \_\_\_\_\_
- \_\_\_\_\_ Wetland Permit Application. (This can be found on Planning Board page under "Planning Board Documents and Forms").  
**Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.**

Applicant Name: JOAND INC.

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:

LOT LINE CHANGE CONVEYING 50 AC OF LAND FROM  
PARCEL # 805480 AND MERGING THAT ACREAGE  
INTO ADJOINING PARCEL # 960647. BOTH PARCELS  
ARE VACANT FARMLAND

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

Yes ☒ No ☐

If yes, please list in detail:

PARCEL 805480 AGRICULTURE & FORESTRY EXEMPTION  
PARCEL 960647 AGRICULTURE EXEMPTION

F. Total acreage involved in the application. 249.7

G. Total contiguous acreage controlled by the applicant/owner. 325.6 +/- AC

(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)	6566-00 856589	6566-00- 955756
Name of Property Owner	ANDREW / SAMUEL SCHOR	ANDREW / SAMUEL SCHOR
Property Street Address	116 JAMESON HILL RD	174 JAMESON HILL
Number of Acres	17.56 AC	30.68 AC

Dutchess County Tax Map Number (1234-00-123456-0000)	6566-00 851663	6666-00 098641	6666-00 0666586
Name of Property Owner	JOAND INC	JOAND INC	JOAND INC
Property Street Address	118 JAMESON HILL	51 SOUTH SHANKS	49 SOUTH SHANKS RD
Number of Acres	18.13 AC	25.1 AC	11.9 AC

Applicant Name: JOAND INC

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 0

I. Types of existing structures (list):

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

J. Total square footage of all new construction. \_\_\_\_\_

K. Estimated value of new construction or addition. \_\_\_\_\_

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: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Licensed Land Surveyer**

Name: BRIAN HOUSTON L.S.

Address: PO Box 679  
MILBROOK NY 12545

Email Address: BRYANDHOUSTON@AOL.COM

Telephone Number: 845-677-5619

**Other Type of**

**Professional:** \_\_\_\_\_

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

Address: \_\_\_\_\_  
\_\_\_\_\_

Email Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Applicant Name: JOAND INC

- 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 X No \_\_\_\_\_ If yes, please identify the organization and whether an application has been made to them.

D.C.B.O.H PERMISSION TO FILE MAP SIGNATURE

NO APPLICATION REQUIRED

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

A. **LOTS**

Number of lots proposed: 0

Size of the smallest lot proposed: 83.8 AC

Size of the largest lot proposed: 95.4 AC

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 249.2 acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is 0 (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 X

- 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: JOAND INC

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	
<b>Additional Escrow will be determined at the first Planning Board meeting.</b> This additional escrow can vary from \$2,000 to \$10,000 and will be determined by the complexity of the matter and the amount of legal and/or planning consultant advice required			
<b>LOT LINE CHANGE APPLICATION FEE</b>			
Up to 5.99 acres	\$600.00		
6.0 - 15.99 acres	\$900.00		
16.00 acres or greater	\$1,200.00	1200	
<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.

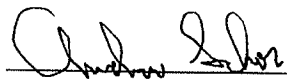


Applicant Name: JOAND INC

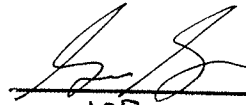
The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$ \_\_\_\_\_

Dated: 10/20/25

  
Signature of Applicant

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

x   
OWNER

02-2024-3571

24-NV-DU-81967  
2/28/24 6P

BARGAIN AND SALE DEED WITH COVENANTS AGAINST GRANTORS ACTS

DEED

75-  
8200  
1300  
8405  
125  
8540

THIS INDENTURE, made the 10<sup>th</sup> day of December, 2024, BETWEEN

WINMARK PROPERTIES I LLC, a New York limited liability company, with offices at 3814 Route 44, Millbrook, New York 12545, as party of the first part, and

JOAND INC., a New York limited liability company, with office at 17 VanKleek Drive, Poughkeepsie, New York 12601 as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS and other good and valuable consideration paid by the party of the second part, the receipt and adequacy of which is hereby acknowledged, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWNS OF WASHINGTON AND CLINTON, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING AND INTENDED TO BE the same premises conveyed to Winmark Properties I LLC, by Deed from Marshall Field VI dated 3/10/2005 and recorded in the Dutchess County Clerk's Office on 3/14/2005, as Document No. 02-2005-2208.

The property described herein does not constitute all or substantially all of the assets of the corporation, and the disposition of the property affected by this instrument is made in the usual course of business of the corporation.

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 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

## Schedule A Description

Title Number 24-NV-DU-81967

Page 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Washington and the Town of Clinton, County of Dutchess and State of New York, and as set forth on a certain map entitled, "Lot Line Adjustments prepared for Marshall Field VI", Filed 3/2/05 in the Dutchess County Clerk's Office as Filed Map No. 11577A and being more particularly bounded and described as follows:

### PARCEL 1

Town of Clinton  
Dutchess County

BEGINNING at an iron pin marking the northwest corner of the herein described parcel and marking the intersection of the easterly line of Clinton Corners Road with the southerly line of Hickory Hill Road; thence in part along the said southerly line of Hickory Hill Road, in part along the lands of Montgomery, in part along the lands of Peterson, and in part along the lands of Rand, and along a stone wall S 75 deg. 47' 50" E 147.00 feet, S 76 deg. 42' E 175.08 feet, S 76 deg. 05' E 413.91 feet, S 78 deg. 27' E 86.57 feet, S 76 deg. 38' E 244.70 feet, and S 17 deg. 00' 39" E 24.46 feet to an iron pin in the approximate division line between the Town of Clinton on the west and the Town of Washington on the east; thence along said Town line S 6 deg. 32' 23" W 2082.11 to an iron pin in a stone wall intersection; thence continuing along said Town line and along a stone wall S 5 deg. 50' 10" W 234.36 feet, and S 7 deg. 34' 10" W 103.49 feet to a stone wall intersection; thence leaving said Town line and along lands of Parker and in part along a stone wall S 81 deg. 37' 10" W 87.47 feet, S 86 deg. 32' 10" W 33.41 feet, N 77 deg. 30' 50" W 114.66 feet, N 73 deg. 58' 30" W 184.44 feet, S 88 deg. 17' 10" W 54.46 feet, S 76 deg. 51' 10" W 73.31 feet, S 69 deg. 51' 10" W 37.48 feet, S 69 deg. 23' 10" W 41.29 feet, S 73 deg. 18' 10" W 115.06 feet, and S 58 deg. 37' 10" W 115.04 feet to a point on the northerly side of the Wappinger Creek, said point being located S 40 deg. 44' W 13.92 feet from an iron spike set at the southwesterly side of a 24" diameter tulip tree; thence crossing said creek S 45 deg. 03' 50" E 91.09 feet to the southerly edge of said creek; thence generally westerly and northerly along the edge of said creek and in part along lands of Cole and in part along lands of Rothman, N 86 deg. 37' 50" W 121.08 feet, N 50 deg. 15' 50" W 75.78 feet, N 58 deg. 43' 50" W 158.44 feet, N 23 deg. 49' 50" W 101.27 feet, N 19 deg. 05' 10" E 111.89 feet, N 14 deg. 55' 10" E 62.16 feet, N 20 deg. 36' 50" W 53.26 feet, N 18 deg. 42' 10" E 59.68 feet, N 38 deg. 33' 40" E 62.21 feet, and N 17 deg. 33' 20" W 83.96 feet; thence crossing said creek N 11 deg. 58' 30" E 49.67 feet to a point near the northerly edge of said creek; thence along Lot 2 as shown on Filed Map No. 8531, N 4

Continued On Next Page

## Schedule A Description - continued

Title Number 24-NV-DU-81967

Page 2

deg. 10' 50" W 300.00 feet to an iron pipe, N 21 deg. 03' 10" E 391.75 feet to an iron pipe, N 44 deg. 10' 08" W 181.40 feet to an iron pipe, and N 73 deg. 04' 17" W 295.93 feet to an iron pipe in the said easterly line of Clinton Corners Road; thence along said roadline N 31 deg. 18' 10" E 207.73 feet, N 23 deg. 06' 10" E 513.63 feet, and N 21 deg. 43' 38" E 655.19 feet to the point or place of beginning. Containing 70.01 acres of land and being Tax Parcel No. 132400-6566-00-609287-00.

### PARCEL 2

Town of Washington  
Dutchess County

BEGINNING at a stone wall corner marking the northeast corner of the herein described parcel and marking the northwest corner of lands of Taconic Trap Club, and also marking a southerly corner of lands of Schor; thence along said lands of Taconic Trap Club and along a stone wall S 3 deg. 35' 46" W 106.32 feet, S 7 deg. 12' 01" W 141.77 feet, S 5 deg. 16' 07" W 64.04 feet, S 12 deg. 51' 37" W 42.80 feet, S 6 deg. 32' 04" W 61.68 feet, S 3 deg. 46' 20" W 132.73 feet, S 8 deg. 12' 46" W 110.25 feet, S 15 deg. 22' 27" W 86.33 feet, S 12 deg. 30' 16" W 67.02 feet, S 2 deg. 52' 53" W 104.30 feet, and S 6 deg. 31' 42" W 298.77 feet to an iron pin found; thence along the lands of Central Hudson Gas & Electric Corporation described in Liber 475 of Deeds at Page 115 and along an old wire fence S 58 deg. 25' 22" W 147.65 feet, and in part along a stone wall S 86 deg. 46' 37" E 120.90 feet; thence along the said lands of Taconic Trap Club S 13 deg. 52' 44" W 47.98 feet to the northerly end of stone wall; thence along said stone wall S 5 deg. 38' 26" W 221.63 feet, and S 6 deg. 49' 10" W 240.02 feet to a stone wall corner; thence leaving said stone wall S 7 deg. 13' 40" W 78.32 feet to a point near the northerly side of the Wappinger Creek; thence along lines near the northerly side of said creek and along lands to be retained by Marshall Field, VI, N 73 deg. 54' 57" W 178.63 feet to a spike in a 12" diameter hickory tree, N 68 deg. 59' 55" W 96.55 feet to a spike in a 10" diameter oak tree, S 88 deg. 49' 19" W 157.56 feet to a spike in a 12" diameter hickory tree, S 75 deg. 11' 28" W 196.44 feet to a spike in a 18" diameter ash tree, S 60 deg. 50' 08" W 220.72 feet, and S 54 deg. 00' 58" W 113.19 feet to a spike in a 5" diameter maple tree; thence leaving the side of said creek S 50 deg. 51' 38" W 627.95 feet to an iron pin near the north side of a 6" diameter maple tree, S 43 deg. 58' 50" W 160.95 feet to an iron pin, S 38 deg. 54' 32" W 157.74 feet to an iron pin near the north side of an 18" diameter maple tree, S 56 deg. 12' 19" W 200.92 feet to an iron pin near the west side of a 10" diameter twin

Continued On Next Page

## Schedule A Description - continued

Title Number 24-NV-DU-81967

Page 3

maple tree, and S 31 deg. 19' 29" W 394.50 feet to an iron pin in a stone wall intersection and being in the approximate division line between the Town of Clinton on the west and the Town of Washington on the east; thence along said Town line N 6 deg. 32' 23" E 2082.11 feet to an iron pin in a stone wall; thence leaving said town line and along said stone wall and in part along lands of Rand and in part along lands of Wohlbach, S 17 deg. 00' 39" E 197.05 feet, S 87 deg. 49' 50" E 633.73 feet, N 8 deg. 37' 32" E 387.77 feet, N 5 deg. 43' 31" E 223.43 feet, N 7 deg. 57' 17" E 144.23 feet, and N 5 deg. 23' 43" E 147.38 feet to the northerly end of said stone wall; thence along an old wire fence N 6 deg. 54' E 131.35 feet to the southerly end of a stone wall; thence along said stone wall N 7 deg. 25' 26" E 151.13 feet, and N 87 deg. 12' 18" W 372.31 feet; thence along the lands of Dutchess Land Conservancy, Inc. and along a stone wall N 87 deg. 16' 17" W 226.46 feet, and N 85 deg. 59' 14" W 145.76 feet to said town line; thence along the same and generally along a stone wall N 4 deg. 28' 08" E 91.11 feet, N 6 deg. 53' 06" E 112.86 feet, and N 8 deg. 06' 31" E 601.90 feet; thence leaving said town line and along lands of Fountain S 73 deg. 09' 19" E 218.83 feet, S 43 deg. 02' 58" E 426.49 feet, and N 39 deg. 52' 07" E 399.76 feet to an iron pin; thence along lands of said Schor S 54 deg. 41' 47" E 1215.04 feet to the point or place of beginning.  
Containing 91.11 acres of land.

### PARCEL 3

Town of Washington  
Dutchess County

BEGINNING at a stone wall corner marking the northwest corner of the herein described parcel and marking the northeast corner of lands of Marshall Field, VI and also marking a southerly corner of lands of Schor; thence along lands of said Schor and along a stone wall S 87 deg. 05' 37" E 67.38 feet, S 80 deg. 24' 19" E 77.99 feet, S 83 deg. 49' 44" E 134.48 feet, N 89 deg. 21' 56" E 62.21 feet, S 83 deg. 13' 04" E 259.20 feet, S 81 deg. 26' 37" E 98.60 feet, N 89 deg. 41' 15" E 58.52 feet, S 83 deg. 59' 38" E 67.04 feet, S 86 deg. 34' 30" E 520.95 feet, and continuing in part along lands of said Schor and in part along lands of Central Hudson Gas & Electric Corp. and in part along a stone wall S 86 deg. 33' 51" E 375.72 feet, and S 84 deg. 59' 21" E 76.89 feet; thence along Lot 10 as shown on Filed Map No. 3512 and along a stone wall S 86 deg. 40' 07" E 185.79 feet, S 85 deg. 45' 17" E 83.87 feet, and S 8 deg. 17' 33" W 179.24 feet to the southerly end of said stone wall; thence S 8 deg. 06' 23" W 172+/- feet to the center of the Wappinger Creek; thence along lands to be retained by Taconic Trap Club and along the center line of said creek as it winds and turns in a generally westerly

Continued On Next Page

## Schedule A Description - continued

Title Number 24-NV-DU-81967

Page 4

and southwesterly direction approximately 1620 feet to a point; thence leaving said creek and passing through a spike in a 10" diameter hickory tree located near the westerly edge of said creek and passing through a spike in a 16" diameter hickory tree located on the east side of a stone wall N 70 deg. 37' 28" W 109+/- feet to a stone wall; thence along said stone wall S 37 deg. 34' 31" W 38.76 feet, and S 28 deg. 30' 52" W 149.14 feet to a spike in a 24" diameter sycamore tree; thence leaving said stone wall S 60 deg. 06' 45" W 101.92 feet to a spike in a 12" diameter maple tree, S 40 deg. 17' 10" W 79.94 feet to a spike in a 12" diameter maple tree, S 39 deg. 27' 17" W 238.96 feet to a spike in a 12" diameter twin oak tree, S 32 deg. 56' 00" W 200.21 feet to a spike in a 12" diameter hickory tree, and S 60 deg. 02' 33" W 123.20 feet to a spike in a 6" diameter twin ash tree located near the northerly edge of said creek; thence along lines near said northerly edge of creek S 76 deg. 15' 25" W 129.65 feet to a spike in a 32" diameter cottonwood tree, N 79 deg. 44' 48" W 177.59 feet to a spike in a 24" diameter sycamore tree, N 75 deg. 35' 47" W 238.39 feet to a spike in a 14" diameter ash tree, and N 73 deg. 54' 57" W 5.81 feet; thence along lands of Marshall Field, VI, N 7 deg. 13' 40" E 78.32 feet to a stone wall corner; thence along a stone wall N 6 deg. 49' 10" E 240.02 feet, N 5 deg. 38' 26" E 221.63 feet to the northerly end of said stone wall, and N 13 deg. 52' 44" E 47.98 feet; thence along the lands of Central Hudson Gas & Electric Corp. described in Liber 475 of Deeds at Page 115, N 3 deg. 27' 24" E 84.27 feet to an iron pin found; thence continuing along lands of Marshall Field, VI and along a stone wall N 6 deg. 31' 42" E 298.77 feet, N 2 deg. 52' 53" E 104.30 feet, N 12 deg. 30' 16" E 67.02 feet, N 15 deg. 22' 27" E 86.33 feet, N 8 deg. 12' 46" E 110.25 feet, N 3 deg. 46' 20" E 132.73 feet, N 6 deg. 32' 04" E 61.68 feet, N 12 deg. 51' 37" E 42.80 feet, N 5 deg. 16' 07" E 64.04 feet, N 7 deg. 12' 01" E 141.77 feet, and N 3 deg. 35' 46" E 106.32 feet to the point or place of beginning. Containing 54.3+/- acres of land and Parcels 2 & 3 were combined as Tax Parcel No. 135889-6566-00-805480-00.

2005-6339

Bargain & Sale deed with covenant against grantor's act

THIS INDENTURE, made the <sup>2nd</sup> day of <sup>Dec</sup> August, 1999

BETWEEN ANDREW SCHOR, residing at 174 Jamison Hill Road,  
Clinton Corners, New York 12514,

party of the first part, and

JOAND, INC., a domestic corporation with its principal place  
of business located at 175 Smith Street, Poughkeepsie, New York  
12601

party of the second part,

WITNESSETH, that the party of the first part, in  
consideration of TEN DOLLARS, lawful money of the United States  
and other good and valuable consideration 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, situate,  
lying and being in the Town of WASHINGTON, County of DUTCHESS  
and State of New York, more particularly described in Schedule A  
annexed hereto.

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

TOGETHER with the appurtenances and all the estate and rights  
of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the  
party of the second part, the heirs or successors and assigns of  
the party of the second part forever.

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

AND the party of the first part, in compliance with Section

13 of the Lien Law, covenants that the party of the first part will receive 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 parties of the first part have duly executed this deed the day and year first above written.

  
ANDREW SCHOR

STATE OF NEW YORK)  
COUNTY OF DUTCHESS) ss:

On the <sup>2nd</sup> ~~24th~~ day of <sup>Dec</sup> ~~August~~, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared ANDREW SCHOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

R&R to Andrew Schor  
174 Jamison Hill Road  
Clinton Corners, New York 12514

SUSAN MILLER  
NOTARY PUBLIC STATE OF NEW YORK  
QUALIFIED IN DUTCHESS COUNTY  
COMMISSION EXPIRES FEBRUARY 28 19 <sup>2001</sup>  
4635389



Quitclaim Deed - New York

THIS INDENTURE, made the 20<sup>th</sup> day of April,  
Nineteen Hundred and Seventy-Nine (1979).  
BETWEEN THE OWASCO RIVER RAILWAY, INC., a New York corporation,  
having an office at 1700 Market Street, Philadelphia, Pennsylvania 19103,

DUTCHESS COUNTY CLERK'S OFFICE  
RECEIVED ON THE 21 DAY OF Nov. 19 79  
AT 11:20 AM. RECORDED IN  
BOOK NO. 1524 OF Seeds  
PAGE 1 AND EXAMINED  
BY W. J. Sullivan CLERK

8427

RECEIVED  
NOV 21 1979  
TRANSFER TAX  
DUTCHESS  
COUNTY

hereinafter referred to as the Grantor, and ANDREW SCHOR, whose mailing  
address is Jamison Hill Road, Clinton Corners, New York 12514,

hereinafter referred to as the Grantee;

WITNESSETH, that the Grantor, for and in consideration of  
the sum of ONE THOUSAND DOLLARS (\$1,000.00) -----  
lawful money of the United States, paid by the Grantee, the receipt  
whereof is hereby acknowledged, does hereby remise, release and  
quitclaim unto the Grantee, the heirs or successors and assigns of  
the Grantee forever, all right, title and interest of the Grantor of,  
in and to the premises described in Schedule "A" attached hereto and  
made a part hereof.

Schedule A

001  
LFE 1524 01

1524 JAN 02

002

## SCHEDULE "A"

ALL THAT PARCEL of land situate in the Town of Washington, County of Dutchess, and State of New York, being all that certain piece or parcel of land which was acquired by the Central New England and Western Railroad Co. (predecessor of The Owasco River Railway, Inc.) from Del. & N.E. Co. by deed dated May 10, 1899 and recorded in the office of the Clerk of said Dutchess County in Book 301 of Deeds at page 456 and being described in said Deed as follows:

"BEGINNING at a point 60 feet to the left at right angles from Station 724+44 of the centerline of the Poughkeepsie and Connecticut Railroad, now the Central New England and Western Railroad being on line between lands of Michael Hamilton and these lands; thence along that line as the magnetic needle pointed in 1889, North 3 degrees 10 East 804 feet to the corner of the stone wall, thence North 88 degrees 10 minutes East 141 feet to an oak tree in the wall; thence South 45 degrees 05 minutes East 366.5 feet to a point 60 feet at right angles from Station 731+48 of said centerline of said Railroad, thence southerly on a line 60 feet from and parallel to said centerline 704 feet to beginning.

CONTAINING 4 1/5 acres of land, more or less."

EXCEPTING AND RESERVING, however, to Grantor, easements for all existing wire and pipe agreements, occupancies and licenses, if any, between Grantor and other parties, of record or not of record, that in any way encumber the premises hereinabove described, together with the right to convey such easements to the occupant without securing approval of the Grantee herein. Grantor specifically reserves and retains all rentals, fees and considerations resulting from such agreements, occupancies, licenses and easement conveyances.

SUBJECT, however, to (1) any state of facts that an accurate survey or personal inspection of the premises may disclose; (2) easements and agreements, recorded or unrecorded, or railroad facilities now existing on or over the premises above described; and (3) rights of others in Wappingers Creek.

THIS DEED is delivered by Grantor and accepted by Grantee upon the understanding and agreement (1) that should any claim adverse to the title hereby quitclaimed be asserted and/or proved, no recourse shall be had against the Grantor; and (2) that a right or means of ingress, egress or passageway to or from the land hereinbefore described is not hereby granted, specifically or by implication, and that the said Grantor shall not and will not be liable or obliged to obtain for the said Grantee such means of ingress, egress or passageway and also that the said Grantee will obtain a means of access to and from the said land at his or its own cost and expense.

02-2005-6344

4 pp  
20  
24.00  
75  
124

Bargain & Sale deed with covenant against grantor's act

THIS INDENTURE, made the <sup>2nd</sup> ~~24<sup>th</sup>~~ day of <sup>Dec</sup> ~~August~~, 1999

BETWEEN ANDREW SCHOR, residing at 174 Jamison Hill Road,  
Clinton Corners, New York 12514,

party of the first part, and

JOAND, INC., a domestic corporation with its principal place  
of business located at 175 Smith Street, Poughkeepsie, New York  
12601

party of the second part,

WITNESSETH, that the party of the first part, in  
consideration of TEN DOLLARS, lawful money of the United States  
and other good and valuable consideration 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, situate,  
lying and being in the Town of WASHINGTON, County of DUTCHESS  
and State of New York, more particularly described in Schedule A  
annexed hereto.

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

TOGETHER with the appurtenances and all the estate and rights  
of the party of the first part in and to said premises,


TO HAVE AND TO HOLD the premises herein granted unto the  
party of the second part, the heirs or successors and assigns of  
the party of the second part forever.

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

AND the party of the first part, in compliance with Section

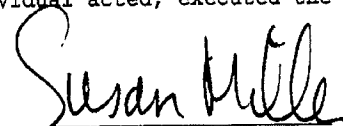
13 of the Lien Law, covenants that the party of the first part will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of 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 parties of the first part have duly executed this deed the day and year first above written.

  
ANDREW SCHOR

STATE OF NEW YORK)  
COUNTY OF DUTCHESS) ss:

On the <sup>2nd</sup> ~~24th~~ day of <sup>Dec</sup> ~~August~~, 1999, before me, the undersigned, a Notary Public in and for said State, personally appeared ANDREW SCHOR, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

  
Notary Public

R&R to Andrew Schor  
174 Jamison Hill Road  
Clinton Corners, New York 12514

SUSAN MILLER  
NOTARY PUBLIC, STATE OF NEW YORK  
QUALIFIED IN DUTCHESS COUNTY  
COMMISSION EXPIRES FEBRUARY 28, 2000  
4635389

# THIS Indenture,

Made the 6th day of June nineteen hundred

and seventy-five  
Between WILLIAM D. CODDINGTON, residing at 9 Partners Lane, Millbrook,  
Dutchess County, New York

part y of the first part,  
and ANDREW SCHOR, residing at 106 Pearl Street, Mount Vernon, New York

part y of the second part,

Witnesseth, that the part y of the first part, in consideration of

TEN----- (\$10.00)----- Dollars,  
lawful money of the United States, and other good and valuable consideration,  
paid by the part y of the second part.

do es hereby grant and release unto the part y of the second part,

PARCEL A

his heirs, and assigns forever,

All that certain plot, piece or parcel of land, with the buildings situate thereon,  
lying and being in the Town of Washington, County of Dutchess, State of New York,  
being more particularly described as follows:

SEE ADDENDUM attached hereto and made a part hereof.

05030  
REAL ESTATE  
TRANSFER TAX  
Dept of  
Treasury JUN-975  
Filing  
STATE OF  
NEW YORK  
88.00  
PB 10744

DUTCHESS COUNTY CLERK'S OFFICE  
ON THE 9 DAY OF June 1975  
2 H 09 22 RECORDED IN  
BOOK No. 1408 OF 487  
AND EXAMINED

JUN 9 2 09 PM '75  
DUTCH  
COUNTY  
CLERK'S  
OFFICE  
RECORDED

RF. 10.00 8

CLEER

487

BOOK 1408 PAGE 487

Schedule A

483

488

ADDENDUM TO DEED

Made and dated this 6th day of June, 1975 Between  
WILLIAM D. CODDINGTON, party of the first part, and  
ANDREW SCHOR, party of the second part.

Beginning at a point in the highway leading easterly from the Village of Clinton Corners, in the northeasterly portion of the Town of Washington, the northeasterly corner of the lands of Burdick, and running from thence along a wall the line of said Burdick lands, South 4 degrees 15 minutes West 1787 feet to a corner in the walls; thence South 38 degrees East 120 feet to an angle; thence South 61 degrees 40 minutes East 67 feet; thence South 73 degrees and East 127 feet; thence South 84 degrees 10 minutes East 80 feet; thence due East 116 feet; thence South 86 degrees 10 minutes East 198 feet; thence South 86 degrees 30 minutes East 238 feet to a corner in the walls being a corner of the Burdick lands; thence along another wall and westerly line of the lands of Davis North 16 degrees 45 minutes East 803.6/10 feet to an angle in the wall; thence North 12 degrees 30 minutes East 964 feet to an angle in the wall; thence North 2 degrees 30 minutes East 394 feet to a point in the above mentioned highway; thence along the center of said highway, South 16 degrees 15 minutes West 137 feet to a point; thence South 78 degrees 20 minutes West 600 feet to a point; thence South 87 degrees 40 minutes West 80 feet to a point; thence North 1 degree 05 minutes East, in a line three feet easterly from and parallel with the easterly side of the barn now situate on the herein described land, 155.4/10 feet to a point three feet easterly from the northeasterly corner of said barn; thence North 9 degrees East 161 feet to a large cherry tree standing northeasterly from the northeasterly corner of a chicken house; thence North 71 degrees West 55.7/10 feet to a post of the northeasterly corner of a garden; thence South 85 degrees 20 minutes West, passing along the northerly side of the garden, 141 feet to a corner; thence South 15 degrees 30 minutes West 355 feet to the point or place of beginning. Containing 48.9/10 acres of land. Being the same premises conveyed to Harold S. Wright by Frederick S. Quinterro, Referee, by deed bearing date June 19, 1928. Being Parcel One of Liber 961, cp 568.

Excepting therefrom the prior conveyances recorded in the Dutchess County Clerk's Office at Liber 935, cp 70, Liber 1033, cp 74 and Liber 1181, cp 880, and Liber 1330, cp 517.

PARCEL B.

All that certain plot, piece, or parcel of land, with the buildings situate thereon, lying and being in the Town of Washington, County of Dutchess, State of New York, being more particularly described as follows:

ANDREW SCHOR  
ATTORNEY AT LAW  
ANNON STREET  
NEW YORK

Page Two of  
ADDENDUM TO DEED  
Made and dated this 6th day of June, 1975 Between  
WILLIAM D. CODDINGTON, party of the first part,  
and ANDREW SCHOR, party of the second part

Beginning at a point about 200 feet east of a Public Highway, said point being the northeast corner of a farm and running thence along the stone wall and across the Public Highway North 76 degrees 35 minutes West 621.9 feet to an angle in the wall; thence along the stone wall North 83 degrees 35 minutes West 374.8 feet to the northwest corner of said farm; thence along a stone wall and across the Public Highway South 2 degrees 30 minutes West 1065.9 feet to an angle in the wall; thence along the stone wall and wire fence South 12 degrees 30 minutes West 970.2 feet to an angle in the wall and wire fence; thence South 17 degrees 0 minutes West 1356 feet to the southwest corner of said farm; thence along the stone wall and across the Poughkeepsie & Connecticut Railroad right-of-way South 85 degrees 50 minutes East 1322 feet to a corner; thence along the stone wall foundation and stone wall and across the said railroad right-of-way North 5 degrees 30 minutes 3234 feet to the point of beginning. Containing 80.3 acres more or less. Being Parcel Two of Liber 961, cp 568.

Excepting therefrom the prior conveyances recorded in the Dutchess County Clerk's Office at Liber 239, cp 135, Liber 244, cp 54, and Liber 1025, cp 359.

The aforementioned parcels "A" and "B", less the excepted parcels, are further described as follows:

All that certain plot, piece or parcel of land, with the buildings situate thereon, lying and being in the Town of Washington, County of Dutchess, State of New York, being more particularly described as follows:

Beginning at a point in the center line of Jamison Hill Road; said point being the northerly end of the tenth course of Parcel "A" afore described; said point also being shown as the center of Public Highway as it crosses the westerly bounds of filed map #1748 A as filed in the Dutchess County Clerk's Office; thence (1), S. 2° 30' West 394.00 feet along the westerly bounds of filed map #1748 A and the easterly bounds of Warren, (Liber 1181, cp 888), and along a stone wall to an angle in stone walls; thence (2), S. 12° 30' West 692.94 feet along a stone wall, the westerly bounds of filed map #1748 A and the easterly bounds of Warren, (Liber 1181, cp 888), to a point; thence (3), along the southerly and easterly bounds of Liber 1181, cp 888 the following four courses:

- a. N. 79° 19' W. 643.84 feet
- b. S. 7° 36' W. 230.00 feet to an iron pin.
- c. N. 79° 48' W. 387.63 feet along a stone wall
- d. N. 3° 19' E. 226.02 feet to a point in the southwest corner of the lands of Warren, Liber 1033, cp 74;

thence (4), along the westerly bounds of Liber 1033, cp 74 N. 3° 19' E. 709.39 feet to a point in the center line of Jamison Hill Road; thence (5), Westerly along the center line

489

1181 1033 489

Page Three of  
ADDENDUM TO DEED

Made and dated this 6th day of June, 1975 between  
WILLIAM D. CODDINGTON, party of the first part,  
and ANDREW SCHOR, party of the second part

490

101-100-480

of Jamison Hill Road N. 73° 52' W. 60.00 feet more or less to a point; thence (6), N. 59° 21' W. 4.11 feet to the division line of Coddington on the east, (Parcel One, Liber 961, cp 568) and Burdick on the west; thence (7), southerly along the easterly bounds of Burdick, course # 1 in Liber 961, cp 568 and along a stone wall S. 4° 15' W. 1787 feet, more or less, to a corner in the walls said course being parallel and 60 feet, more or less, westerly to courses 3-d and 4 aforementioned; thence (8), along the northerly bounds of Burdick and the southerly line herein S. 38° E. 120 feet, more or less, to an angle; thence (9), S. 61° 40' E. 67 feet, more or less; thence (10), S. 73° E. 127 feet, more or less; thence (11), S. 84° 10' E. 80 feet, more or less; thence (12), due East 116 feet, more or less; thence (13), S. 86° 10' E. 198 feet, more or less; thence (14), S. 86° 30' E. 238 feet, more or less, to a corner in walls on the westerly bounds of filed map #1748 A, said point being the northeasterly corner of lands of Burdick; thence (15), southerly along the easterly line of Burdick and the westerly line of filed map #1748 A and along a stone wall S. 17° W. 550 feet, more or less, to a corner of walls in the southwesterly corner of filed map #1748 A; thence (16), easterly along the southerly line of filed map # 1748 A and along a stone wall S. 85° 50' E. 910 feet, more or less, to the end of the stone wall and the westerly bounds of Liber 239, cp 135; thence (17), northeasterly along the westerly bounds of Liber 239, cp 135, 654 feet, more or less, to a point in the end of a stone wall on the easterly bounds of filed map #1748 A; thence (18), northerly along the easterly bounds of filed map #1748 A and a stone wall N. 5° 30' E. 2738 feet, more or less, to a corner in walls and the northeasterly corner of filed map #1748 A; thence (19), along the northerly line of filed map # 1748 A and a stone wall N. 76° 35' W. 200 feet, more or less, to a point in the center line of Jamison Hill Road; thence (20), southeasterly along the center line of Jamison Hill Road as it bends, turns and winds 970 feet, more or less, to the point or place of beginning.

Said description is a composite of Parcels "A" and "B" aforementioned, less the excepted parcels as stated in Parcels "A" and "B". Said description is subject to the monumentation as stated in the deeds, walls and filed map #1748 A as contained herein.

BOTH Parcel A and B above described being a portion of the premises conveyed by Coddington & Sons, Inc. to William D. Coddington by deed dated 4/27/60 and recorded in the Dutchess County Clerk's Office in Liber 1025 of Deeds at page 337.

QUERREARRO & QUANTARRO  
ATTORNEYS AT LAW  
8 CANNON STREET  
POUGHKEEPSIE, NEW YORK

excluding a 30.68 acre parcel  
description attached

MS



30.68 ac  
Parcel 1

KEVIN CUNNINGHAM



LAND SURVEYOR

PO BOX 577, BANGALL, NY 12506

845-868-7423

DESCRIPTION PREPARED FOR ANDREW SCHOR

Town of Washington  
Dutchess County

BEGINNING at an iron pin set in the southerly line of Jameson Hill Road marking the northwesterly corner of the herein described parcel and marking the northwesterly corner of lands of Andrew Schor described in Liber 1408 of Deeds at Page 487 (Parcel B), said iron pin also marking the northeasterly corner of lands of Tina S. Kade described in Liber 2005 of Deeds at Page 51; thence along said roadline N 84 deg. 31' 11" E 28.64 feet, N 74 deg. 17' 56" E 48.02 feet, N 62 deg. 12' 34" E 44.05 feet, N 51 deg. 12' 01" E 47.60 feet, and N 52 deg. 18' 15" E 86.59 feet to an iron pin set; thence leaving said roadline and along Lot 1 as shown on Filed Map No. 11598, S 7 deg. 49' 24" E 258.68 feet to an iron pin set, S 9 deg. 23' 25" E 172.27 feet to an iron pin set, and passing through an iron pin set S 76 deg. 50' 15" E 426.69 feet; thence along lands of Andrew Kagan and Sandra Kagan described in Document No. 02 1999 8856 and along a stone wall S 6 deg. 34' W 82.47 feet, S 5 deg. 13' W 131.49 feet, and S 7 deg. 10' 59" W 204.00 feet to a stone wall corner; thence along lands of James M. Shook and Nancy Shook described in Liber 1892 of Deeds at Page 275 and along a stone wall S 7 deg. 57' W 92.55 feet, S 6 deg. 34' 41" W 89.59 feet, S 6 deg. 59' 49" W 105.93 feet, S 6 deg. 47' W 171.37 feet, S 5 deg. 37' 28" W 94.11 feet, and S 7 deg. 24' 24" W 131.79 feet to a stone wall corner; thence along other lands of

description continued. . .

Andrew Schor, being the new 33.80 Acre Parcel as shown on said Filed Map No. 11598, and along a stone wall S 5 deg. 59' 29" W 134.87 feet, and S 6 deg. 51' 40" W 120.81 feet, N 78 deg. 42' 28" W 76.71 feet, N 59 deg. 59' 58" W 43.93 feet, N 62 deg. 51' 09" W 60.76 feet, N 65 deg. 07' 01" W 58.92 feet, N 72 deg. 47' 21" W 48.74 feet, N 73 deg. 05' 50" W 34.28 feet to an iron pin set, S 47 deg. 19' 46" W 41.66 feet to an iron pin set, S 73 deg. 02' 06" W 32.36 feet, N 83 deg. 45' 08" W 53.82 feet, N 70 deg. 15' 45" W 189.27 feet, and N 61 deg. 42' 03" W 61.68 feet to a stone wall intersection near the northerly side of a 48" diameter oak tree; thence leaving said stone wall N 60 deg. 14' 44" W 128.22 feet to an iron bolt set in a rock outcrop and passing through a spike set on the east side of an 18" diameter locust tree N 66 deg. 28' 18" W 282.17 feet; thence along a stone wall and along other lands of Andrew Schor described in Liber 1408 of Deeds at Page 487, N 18 deg. 03' 14" E 18.55 feet, and N 13 deg. 52' 24" E 217.83 feet; thence continuing in part along said lands of Schor and in part along lands of Catherine P. Warren described in Liber 1253 of Deeds at Page 620, and continuing along said stone wall N 12 deg. 25' 52" E 134.17 feet, N 14 deg. 06' 59" E 216.31 feet, N 16 deg. 04' 35" E 47.16 feet, and N 14 deg. 15' E 343.47 feet; thence leaving said stone wall and passing through an iron pin set and along lands of said Kade N 88 deg. 16' 49" E 219.26 feet to an iron pin set, N 00 deg. 01' 40" E 274.27 feet to an iron pin set, and N 6 deg. 52' 10" E 174.79 feet to the point or place of beginning. Containing 30.68 acres of land.

BEING KNOWN AND DESIGNATED as Lot 2 as shown on Filed Map No. 11598 entitled, "Map of The Schor Subdivision and Boundary Line Change" dated September 2, 2003 and filed in the Dutchess County Clerk's Office on September 4, 2003.

Applicant Name: JoAND INC



*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:

ANDREW SCHOR 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.)

none

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.)

none

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.

Andrew Schor

Agent/Owner

[Signature]

Agent/Owner

Kelly A. Crawford-Herrmann  
Notary Public

Kelly A. Crawford-Herrmann  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CR6419038  
Qualified in Dutchess County  
Commission Expires September 20, 2029

Washington

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

State of New York }  
County of Dutchess } SS:

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.)

none

None

Agent/Owner

Agent/Owner

Kelly A. Crawford-Herrmann  
Notary Public

**Kelly A. Crawford-Herrmann**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
 Registration No. 01CR6419038  
 Qualified in Dutchess County  
 Commission Expires September 20, 2029



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:

ANDREW SCHER, 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 of Probate, Power of Attorney)

I reside at 174 JAMESON HILL ROAD  
City CLINTON CORNERS State NY Zip 12514

I have authorized (name) BRIAN HOUSTON L.S.

(Company) BLY AND HOUSTON INC. LAND SURVEYORS  
to make the foregoing application to the Town of Washington for approval as described herein for the property located at CLINTON CORNERS ROAD - ROUTE 82 PERM

property ID # 6566 - 00 - 960647 - 00  
" " 805480 00

Signature

Andrew Scher  
Joana Ross

If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Kelly A. Crawford-Herrmann

Sworn to before me this

18<sup>th</sup> day of October, 2025

Notary Public Kelly A. Crawford-Herrmann Notary Stamp:

My commission expires: 9/20/2029

Kelly A. Crawford-Herrmann  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CR6419038  
Qualified in Dutchess County  
Commission Expires September 20, 2029

Proof of Authority is attached.  
\_\_\_\_ Corporate Resolution, \_\_\_\_ LLC Formation, \_\_\_\_ Surrogate Letter, \_\_\_\_ Executor of a Will,  
\_\_\_\_ Certified Letter of Testamentary, \_\_\_\_ Letter of Administration, \_\_\_\_ Letter of Probate,  
\_\_\_\_ Power of Attorney



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 BY 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.

STATE OF NEW YORK  
COUNTY OF Dutchess ss:

SAMUEL SCHOR, 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 of Probate, Power of Attorney, etc.)

X I reside at 174 Jameson Hill RD  
City Clinton Corners State NY Zip 12514

I have authorized (name) BRIAN HOUSTON L.S.

(Company) BEV AND HOUSTON INC. LAND SURVEYORS  
to make the foregoing application to the Town of Washington for approval as described herein for the property located at CLINTON CORNERS ROAD - ROUTE 82 BEAR  
property ID # 6566 - 00 - 960647 - 00  
" " 805480 00

Signature

Jo and V.P.

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 18<sup>th</sup> day of October, 20 25.  
Notary Public Kelly A. Crawford-Herrmann Notary Stamp:  
My commission expires: Sept 20, 2029

Kelly A. Crawford-Herrmann  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01CR6419038  
Qualified in Dutchess County  
Commission Expires September 20, 2029

Proof of Authority is attached.  
\_\_\_\_ Corporate Resolution, \_\_\_\_ LLC Formation, \_\_\_\_ Surrogate Letter, \_\_\_\_ Executor of a Will,  
\_\_\_\_ Certified Letter of Testamentary, \_\_\_\_ Letter of Administration, \_\_\_\_ Letter of Probate,  
\_\_\_\_ Power of Attorney



LIMITED LIABILITY PARTNERSHIP  
CERTIFIED PUBLIC ACCOUNTANTS BUSINESS DEVELOPMENT CONSULTANTS

October 20, 2025

RE: JOAND, INC.  
17 Van Kleeck Drive  
Poughkeepsie, NY 12601

To Whom It May Concern:

Please be advised that Andrew Schor and Samuel Schor are the individuals owning corporate voting stock of Joand, Inc. As such, Andrew and Samuel are the only officers of the corporation as of October 20, 2025.

If you should have any further questions, please feel free to contact our office.

Very truly yours,

Tyler West, CPA  
cc: JOAND, INC.



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:

ANDREW SCHOR and SAMUEL SCHOR  
Owner Name Owner Name

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at  
ROUTE 8Z REAR AND CLINTON CORNERS ROAD  
which is shown and designated on the Dutchess County Tax Map as:

6566 - 00 - 96047 - 00 AND 6566 - 00 - 805480

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 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: ANDREW SCHOR

Phone Number to schedule inspection: 845-797-8211

Signature

Sam Schor

Print Name

Dated: 6/18/25

Signature

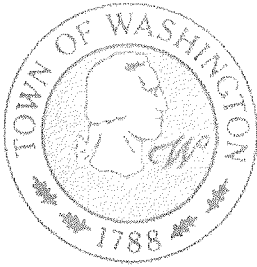
Andrew Schor

Print Name

Dated: 6/18/25



Applicant Name: JOAND INC



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)

**AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER**

State of NEW YORK }  
County of DUTCHESS } ss:

BRIAN HOUSTON L.S being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for LOT LINE CHANGE  
FOR JOAND INC. 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 11 ELM DRIVE MILLBROOK in the County of  
DUTCHESS and the State of NY.
3. That he/she is the AGENT / LAND SURVEYOR 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.

Brian Houston  
Agent/Owner

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

Therese M. Cox  
Notary Public 10/20/25

THERESE M COX  
Notary Public, State of New York  
Reg. No. 01C05015260  
Qualified in Dutchess County  
My Commission Expires 07/19/2029

Applicant Name: LAND INC



*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:

BRIAN HUSTON 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.)

NONE

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.)

NONE

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.

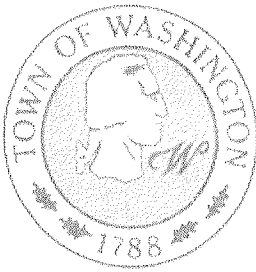
Ben Hart

Agent/Owner

Agent/Owner

Therese M. Cox  
Notary Public 10/20/25

THERESE M COX  
Notary Public, State of New York  
Reg. No. 01C05015260  
Qualified in Dutchess County  
My Commission Expires 07/19/2029



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): JOAND INC.  
Address: 17 VANKLEEK DRIVE  
Telephone: 845-797-8211 Email Address: ANDY@MODERNCABINET.COM

Description of Project: LOT LINE CHANGE CONVEYING 50 ACRES FROM  
PARCEL 805480 AND MERGING THAT INTO ADJOINING 33.80 AC PARCEL  
960647. BOTH PARCELS ARE VACANT FARMLAND & FORESTED PROPERTY  
Tax Map Numbers of all Parcels: 135889-6566-00-805480, 135889-6566-00-960647, 132400-6566-00-609287  
Address of Project: Clinton Corners Rd & Route 82 Rear

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

Special Use Permit	_____	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	<u>✓</u>
Site Plan	_____	Final Subdivision Plan	_____

Is the project site located within an Agricultural District? Yes ✓ No \_\_\_\_\_  
If yes, Agricultural District Number? 21

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

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

Name: JOAND INC.  
Address: 17 VANKLEEK DR  
POUGHKEEPSIE, NY 12601

Name: ANDREW SCHOR  
Address: 174 JAMESON HILL Rd  
CLINTON CORNERS, NY 12514

Is parcel actively farmed? Yes

Is parcel actively farmed? Yes

Name: CLF RESIDENCE LLC  
Address: 200 CLARENDON ST FL22  
BOSTON, MA 02116

Is parcel actively farmed? Yes

Name: TACONIC TRAP CLUB INC.  
Address: 200 CLARENDON ST FL22  
BOSTON, MA 02116

Is parcel actively farmed? Yes

Name: HAROLD R. FOUNTAIN  
Address: 416 CLINTON CORNERS RD  
CLINTON CORNERS, NY 12514

Is parcel actively farmed? YES

Name: CYNTHIA C. WAINWRIGHT, Trustee  
Address: 1050 PARK AVE  
NEW YORK, NY 10028

Is parcel actively farmed? Yes

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: 10/20/25

Brian Huston L.S

Signature of Applicant

AGENT

Signature of Owner (if different)

Name: CHRISTINA MEGILL  
Address: 685 3RD AVE FL 4  
NEW YORK, NY 10017

Is parcel actively farmed? YES

Name: JOSEPH M. SCARPATI  
Address: 7 N SHANKS RD  
CLINTON CORNERS, NY 12514

Is parcel actively farmed? YES

Name: JACOB MOSKOVITZ  
Address: 11 RIVERSIDE DR APT 16W  
NEW YORK, NY 10023

Is parcel actively farmed? YES

Name: \_\_\_\_\_  
Address: \_\_\_\_\_

Is parcel actively farmed? \_\_\_\_\_

Attach additional sheets if necessary.

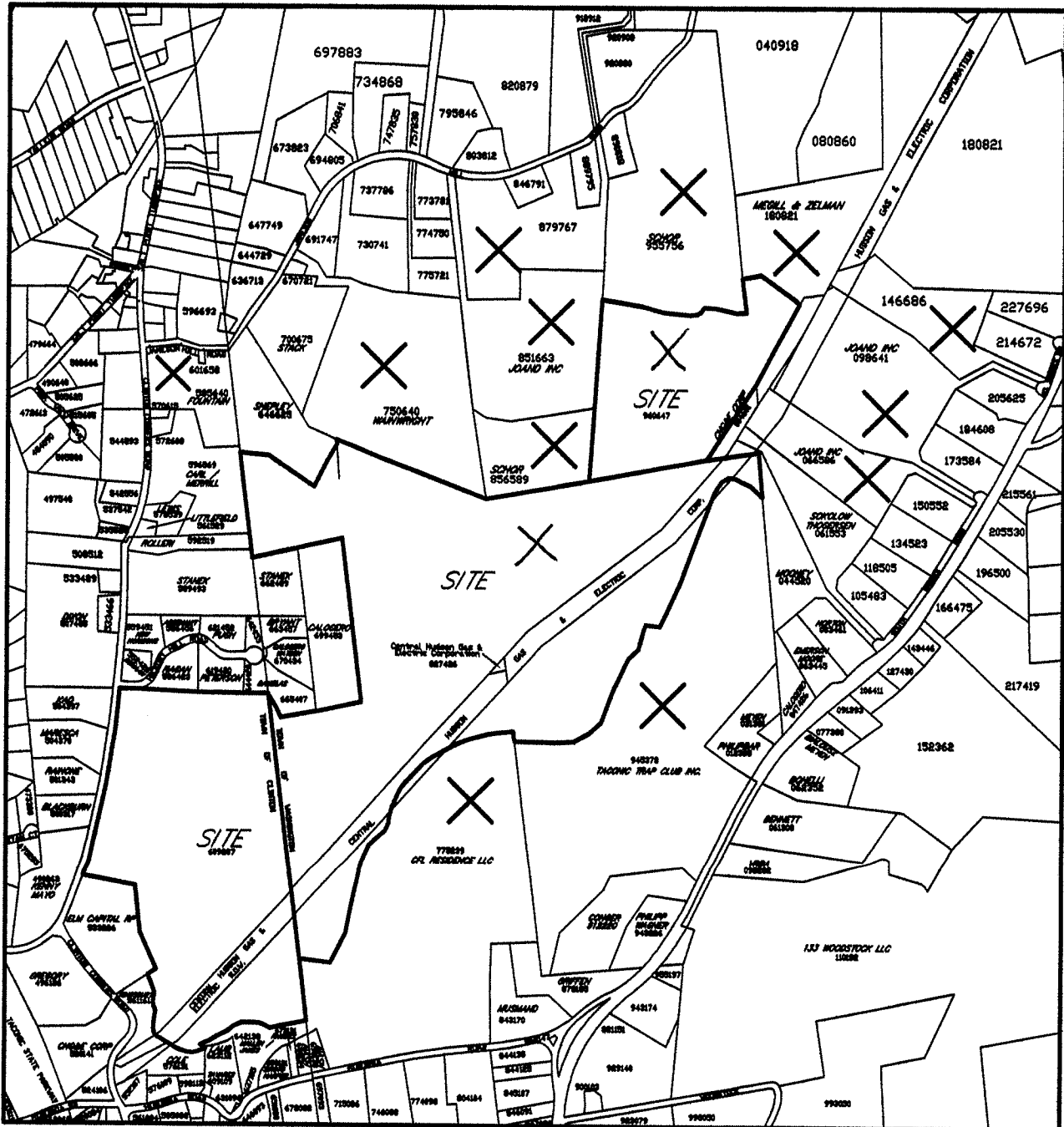
Attach a copy of the tax map or other map showing the site of the proposed project relative to the location of farm operations identified above by marking an X on each farm parcel.

Dated: 10/20/25

[Signature] L.S.  
Signature of Applicant

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

AGRICULTURAL DATA STATEMENT MAP  
(X ON PARCELS WHERE AGRICULTURAL USES)



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

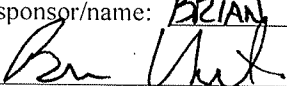
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

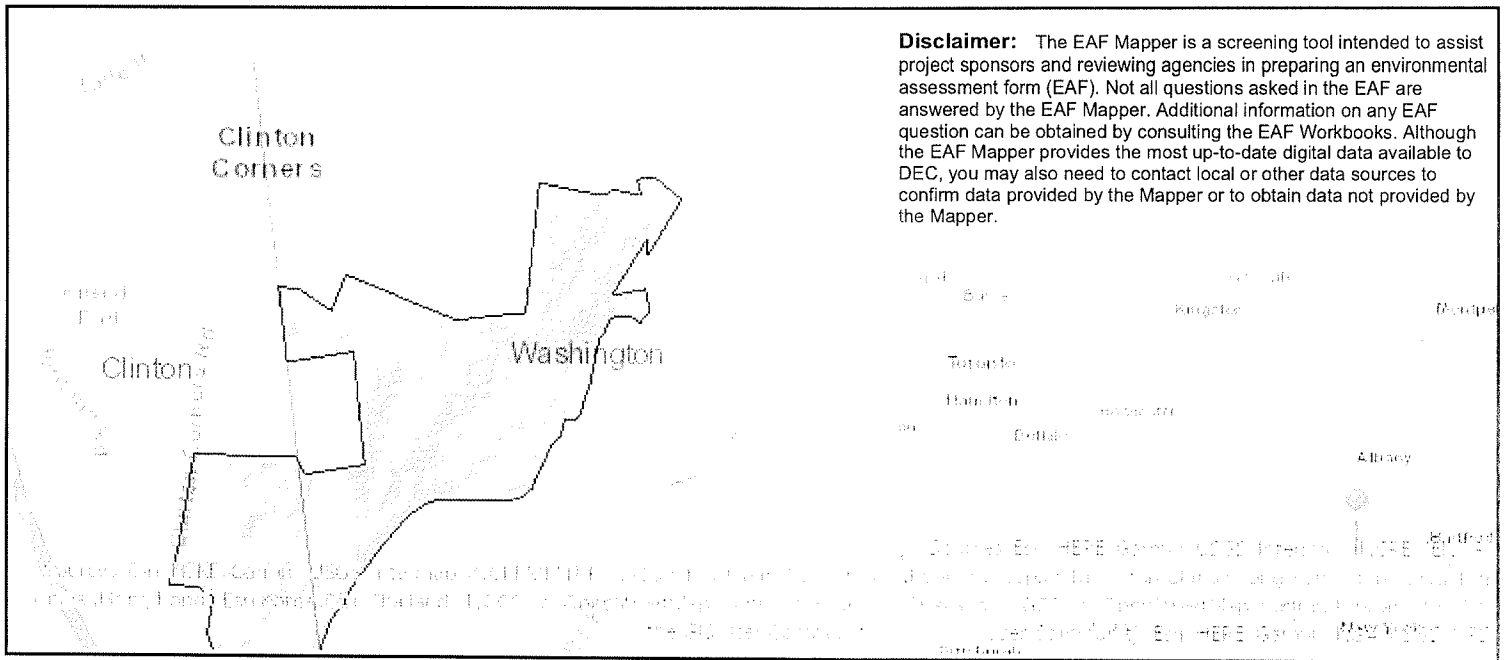
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: JOAND INC. LOT LINE CHANGE			
Project Location (describe, and attach a location map): CLINTON CORNERS ROAD AND ROUTE 82 REAR			
Brief Description of Proposed Action: THE APPLICANT IS PROPOSING TO CONVEY +/-50.00 ACRES FROM EXISTING +/-215.42 ACRE PARCEL AND MERGE THAT INTO ADJOINING 33.80 ACRE PARCEL, BOTH OWNED BY THE APPLICANT. THE PARCEL GAINING LAND WILL BECOME 83.80 ACRES AND THE PARCEL LOSING LAND WILL BECOME +/-165.42 ACRES. THERE IS NO DEVELOPMENT PLANNES AS A RESULT OF THE LOT LINE CHANGE.			
Name of Applicant or Sponsor: JOAND INC.		Telephone: 845-797-8211 E-Mail: ANDY@MODERNCABINETCO.COM	
Address: 17 VANKLEEK DRIVE			
City/PO: POUGHKEEPSIE		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		249.22 acres	
b. Total acreage to be physically disturbed?		0.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		325.6 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? Reason:Exceptional or unique character, Agency:Clinton, Town of, Date:11-27-87 If Yes, identify: _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>  <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ THERE IS NO DEVELOPMENT PLANNED AS PART OF THIS PROJECT.	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ THERE IS NO DEVELOPMENT PLANNED AS PART OF THIS PROJECT	NO  <input checked="" type="checkbox"/>	YES  <input 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? 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?	NO  <input type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input type="checkbox"/>	



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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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 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>BRIAN HOUSTON L.S.</u> Date: <u>10/20/25</u>		
Signature: <u></u> Title: <u>AGENT</u>		

**PRINT FORM**



Part 1 / Question 7 [Critical Environmental Area]

Yes

Part 1 / Question 7 [Critical Environmental Area - Identify]

, Reason:Exceptional or unique character, Agency:Clinton, Town of, Date:11-27-87

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]

Yes

Part 1 / Question 12b [Archeological Sites]

No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]

Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal]

No

Part 1 / Question 16 [100 Year Flood Plain]

Yes

Part 1 / Question 20 [Remediation Site]

No

HARRY J. BLY LS  
(1935-2008)

PO BOX 629  
9 ELM DRIVE  
MILLBROOK, NY 12545



BRIAN M. HOUSTON L.S.  
TEL: (845) 677-5619  
EMAIL: blyandhouston@aol.com

Susan Meany Chairperson  
Town of Washington Planning Board  
10 Reservoir Drive  
Millbrook, NY 12545

October 20, 2025

Re: JOAND INC Lot Line Change  
Tax Id; 6566-00-960647-00 and 6566-00-805480-00

Planning Board Members,

On behalf of my clients, Joand Inc, Andrew and Samel Schor, we would request a waiver from the need to have a public hearing in connection with their Lot Line Adjustment Application before the planning board, pursuant to §137-10-B(1) of the code of the Town of Washington. This request is made because the application is simply a transfer of 50 acres of land from one parcel to another, both owned by Joand Inc. The properties involved in the application are vacant agricultural and forested land with no planned development.

Thank You,

Brian M. Houston L.S.