



Washington

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON ZONING BOARD OF APPEALS FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	6663-00-324515
Property Street Address	251 Milewood Rd
Number of Acres	2.05
Zoning District from Zoning Map	RL5
Describe the Current Use of the Property.	Single Family Residence
Is this property located in or near a Wetland or Wetland Buffer?	_____ YES <input checked="" type="checkbox"/> _____ NO May Require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements
Is this property within 500 feet of the boundary of the Village of Millbrook?	_____ YES <input checked="" type="checkbox"/> _____ NO
Is this application being made for a violation that currently exists on the property?	_____ YES <input checked="" type="checkbox"/> _____ NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Keith Korman
Record Owner Mailing Address	251 Milewood Rd Millbrook NY 12545
Record Owner Email Address	Rainesson@aol.com
Record Owner Phone Number	845 797-1721

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	Maxine Verne
Business Name of Applicant	
Applicant Mailing Address	251 Milewood Rd Millbrook NY 12545
Applicant Email Address	maxor2@optonline.net
Applicant Phone Number	917 769-5714

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

- Applicant/Owner(s)
 Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

BUILD garage on property that does not fully meet all set back requirements.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

The proposed garage will be designed similarly to house and will have significant set back from road. Rear property line falls on ravine so no impact to rear neighbors who will not see it.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

NO - property is 191' from road ~~and~~ at most to back edge at any suitable place to build the garage.

3. The amount of relief requested is not substantial because:

Set backs ~~will~~ close to or meet requirements and the garage sits away from road

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

Garage will be well off road conforming to house exterior. It will not change landscape nor is it near any water or even the well. Only land change is to fill in dirt inside existing driveway to permit access to new garage.

5. Has the alleged difficulty been self-created? _____ Yes, or No Why:

The set backs required are not achievable in any reasonable location on the property

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:

NEW 2 CAR GARAGE 26' x 24'

Dimensions of new second floor:

W/LOFT 14.5' x 24'

N/A

Dimensions of floor above second level:

Height (from finished ground to top of ridge): 22' 8" 3/8"

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor: N/A

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: NA
Number of Floors and General Characteristics BEFORE Alterations:

Number of Floors and Changes WITH Alterations:

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property: 1200 sq ft

Proposed increase of building coverage: 624

Square footage of your lot: 2.05 ACRES 89298 sq ft

Percentage of coverage of your lot by building area: 20% 2%

Purpose of New Construction

New garage (2 car)

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

slope - requires some land fill to level but unrelatd to setbacks

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

_____ Yes _____ NO X

Such appeal(s) was (were) in the form of

_____ A requested interpretation
_____ A request for a variance

Name of Owner: _____ Date _____ Was appeal granted or denied? _____

_____ Please provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

_____ Yes _____ NO X If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

_____ Yes _____ X No

Are there any proposals to change or alter land contours?

_____ No _____ X Yes please explain.

FILL TO LEVEL DRIVEWAY

Are there any wetland areas or buffers on the parcel?

_____ Yes _____ NO X

Are those wetland areas or buffers shown on the survey submitted with this application?

_____ Yes _____ NO X

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

_____ Yes _____ NO X

Does your application require Town, County, State, or Federal Permits?

_____ Yes X _____ NO _____ If yes, provide which agency and the type of application.

Town of Washington

Has an application been made to or granted by any other entity, and by which agency? Provide copies NO

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

Yes NO STONE PATIO
If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

Yes NO X
Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: N/A

Do you or any co-owner also own other land adjoining or close to this parcel?

Yes NO X If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel residence - single family and the proposed use existing, single family same with (i.e.: existing single family, proposed: same with garage, pool or other) proposed garage

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

[Signature]
Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

KEITH KORMAN
Printed Name

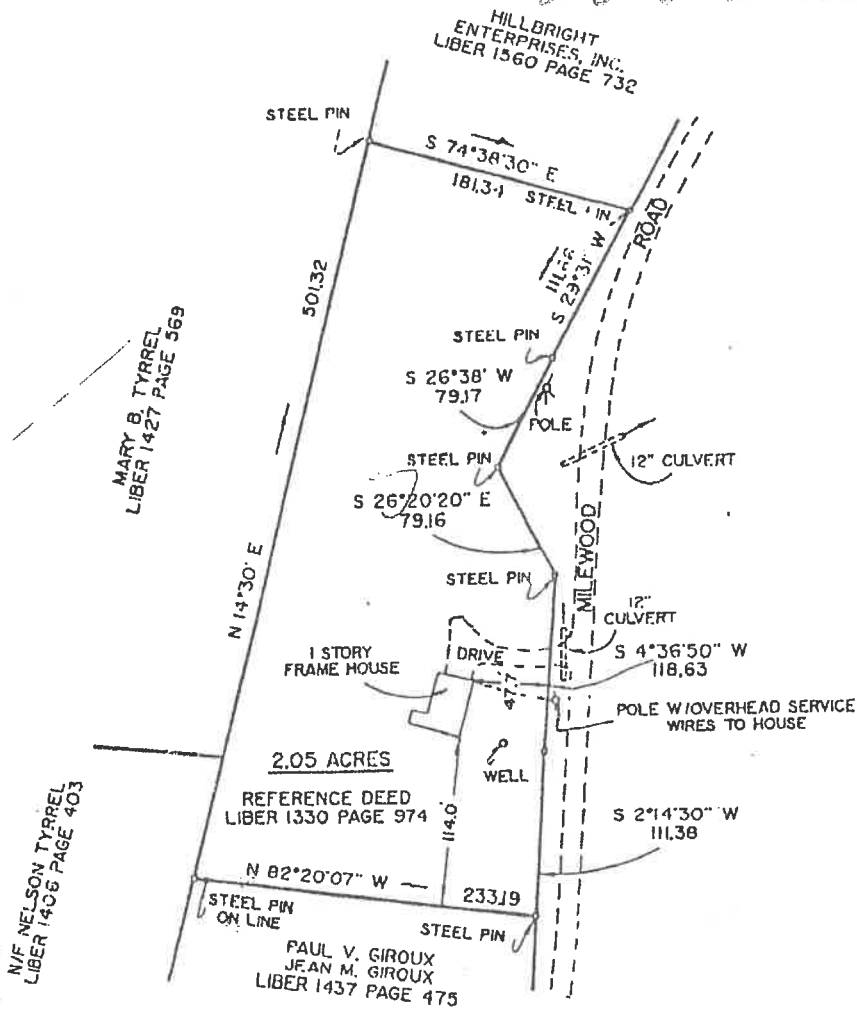
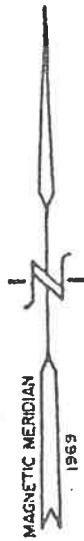
Sworn to before me this 8 day of October, 2025.
MAXINE H. VERNE
NOTARY PUBLIC STATE OF NEW YORK
DUTCHESS COUNTY
LIC. #02VE4755543
COMMISSION EXPIRES 12/19/25
[Signature]
Signature of Notary

MAX - Agent
will be you in

677 5275 (D)

675 9222 (W)

212 818 9630 # Midway



KORMAN TITLE SEARCH

SURVEY MAP

PREPARED FOR

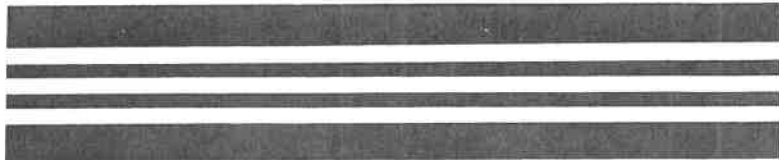
PETER M. LEAHEY

914-868-1546

TOWN OF WASHINGTON
SCALE: 1" = 100'

DUTCHESS COUNTY, NEW YORK
DECEMBER 17, 1986

SURVEY CERTIFIED TO : 1. PETER M. LEAHEY
2. FIRST NORTHERN MORTGAGEE CORP. ITS SUCCESSORS AND OR ASSIGNS
3. COMMONWEALTH LAND TITLE INSURANCE COMPANY



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

BERNARD KORMAN ESQ
747 3RD AVE
NEW YORK NY 10017

RECORDED: 11/14/97

AT: 11:39:49

COUNTY CLERK: #8565

RECEIVED FROM: POUGHKEEPSIE ABSTRACT CO INC

GRANTOR: LEAHEY PETER
GRANTEE: KORMAN KEITH B

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: WASHINGTON

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 51.00 NUMBER OF PAGES: 3
TRANSFER TAX AMOUNT: 496.00
TRANSFER TAX NUMBER: #002409

E & A FORM: Y

TP-584: Y

COUNTY CLERK BY: WGC / _____
RECEIPT NO: R55856
BATCH RECORD: D00111

WILLIAM L. PAROLI, JR.
County Clerk



0 000 4000 0000

PA-5701/L160-700

SCHEDULE A

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

BEGINNING at a point at the westerly side of Milewood Road, said point being the southeasterly corner of the herein described parcel and the northeasterly corner of lands of Paul V. Giroux and Jean M. Giroux described in Liber 1437 of Deeds at page 475 thence along lands of Giroux, N 82 deg., 20' 07" W 233.19 feet to the southwesterly corner of the herein described parcel; thence along lands now or formerly of Tyrrel described in Liber 1406 of Deeds at page 403, and land of Mary B. Tyrrel described in Liber 1427 of Deeds at page 569, N 14 deg., 30' E 502.32 feet to a steel pin; thence along lands of Hilbright Enterprises, Inc. described in Liber 1560 of Deeds at page 732, S 74 deg., 38' 30" E 181.34 feet to a steel pin at the westerly side of Milewood Road; thence along the same, S 29 deg. 31' W 111.66 feet to a steel pin; S 26 deg. 38' W 79.17 feet to a steel pin, S 26 deg. 20' 20" E 79.16 feet to a steel pin, S 4 deg. 36' 50" W 118.63 feet, and S 2 deg. 14' 30" W 111.38 feet, to the point or place of beginning.

-c-



TOWN OF WASHINGTON
BUILDING AND ZONING DEPARTMENT
P.O. Box 667, 10 Reservoir Drive
Millbrook, NY 12545
Phone (845) 677-3419 Fax (845) 677-1195
www.washingtonny.org

CERTIFICATE OF OCCUPANCY

Certificate No: 03550

Location of Property: 6663-00-329515, 251 Milewood Road.

Description of the Completed Project:

- Type VB Construction.
- Assembly occupant load: N/A
- Automatic Sprinkler System Provided; No Required: No
- Existing basement finished and new, full bathroom included. Approximately 1,196 square foot basement finished. The bathroom count of the house is now 2 full bathrooms. All work has been inspected and found to comply with the New York State Uniform Code. Property may be occupied for purpose outlined in Building Permit # 3550.

Signature [Signature] Date Signed 10/3/25

BUILDING INSPECTOR, TOWN OF WASHINGTON

POST THIS CERTIFICATE OF OCCUPANCY ON THE PROPERTY FOR ONE MONTH AFTER RECEIPT SO THAT IT MAY BE READ BY THE PUBLIC

THIS IS A LEGAL INSTRUMENT AND SHOULD BE EXECUTED UNDER SUPERVISION OF AN ATTORNEY.

THIS INDENTURE, made the 6th day of November 19 97.

BETWEEN

PETER LEAHEY, residing at 22 Irving Place, New York, New York

grantor

^B
KEITH KORMAN, residing at Milewood Road, Millbrook, New York

grantee

R+R 541
Bernard Korman
747 3rd Ave
New York, New York
10017

WITNESSETH, that the grantor, in consideration of other good and valuable consideration and TEN Dollars, paid by the grantee hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL

SEE ATTACHED SCHEDULE A

THIS PROPERTY IS WHOLLY OWNED BY THE GRANTOR

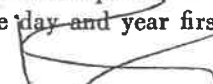
THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL DISTRICT.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises. TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. AND the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:


.....
PETER LEAHEY

L. S.

11-000-1000

Deeds

BARGAIN AND SALE

TO

Dated, _____ 19____

STATE OF NEW YORK

Quantity of _____ Bk.

RECORDED ON THE

_____ day of _____, 19_____

at _____ o'clock _____ M.

in Liber _____ of Deeds

at Page _____ and examined

CLERK

PLEASE RECORD AND RETURN TO:

hereby grants and releases unto the grantee, the heirs or successor and assigns of the grantee forever,

ALL

SEE ATTACHED SCHEDULE A

THIS PROPERTY IS WHOLLY OWNED BY THE GRANTOR

THIS PROPERTY IS NOT LOCATED IN AN AGRICULTURAL DISTRICT.

TOGETHER with the appurtenances and all the estate and rights of the grantor in and to said premises. **TO HAVE AND TO HOLD** the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the said grantor covenants that the grantor has not done or suffered anything whereby the said premises have been encumbered in any way whatever. This deed is subject to the trust provisions of Section 13 of the Lien Law.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires. **IN WITNESS WHEREOF**, the grantor has executed this deed the day and year first above written.

In presence of:

.....L. S.
PETER LEAHEY
.....L. S.

STATE OF NEW YORK, COUNTY OF ss.:

On the _____ day of _____, 19____, before me personally came _____ to me known, who, being by me duly sworn, did depose and say that deponent resides at No. _____ of _____ the corporation described in and which executed, the foregoing instrument; deponent knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; deponent signed deponent's name thereto by like order.

STATE OF NEW YORK, COUNTY OF DUTCHESS ss.:
On the 6th day of November 19 97, before me personally came PETER LEAHEY

to me known to be the individual described in, and who executed the foregoing instrument, and acknowledged that he executed the same.

BRUCE M. AUBIN
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires June 30, 1998
No. 4650557

.....
Notary Public