

Town of
Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

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

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

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): Francois Maisonrouge
Business Name: _____
Address: 907 5th Ave. Apt 9D New York, NY 10021
Telephone: 518-398-5106 Email Address: Chasesurveying@gmail.com

Name of Record Owner(s) of Property: Francois Maisonrouge
Address: 907 5th Ave. Apt. 9D New York, NY 10021
Telephone: 518-398-5106 Email Address: Chasesurveying@gmail.com

Before completing the next page, review the Town Zoning Map found at <https://www.dutchessny.gov/Departments/Planning/Docs/washington.pdf> to determine your Zoning District, which will be one of the following:

RR-10 Rural Residential	RL-5 Low Density Residential	RH-1 High Density Residential	HM Hamlet Mixed-Use
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

Applicant Name: Francois Maisonrouge

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)	Tax ID # 135889-6964-00-425511
Name of Property Owner	Francois Maisonrouge
Property Street Address	Route 343 Dover Plains, NY 12522
Number of Acres	51.14
Zoning District from Zoning Map	RS-10: Rural Residential
Describe the Current Use of the Property	Residential
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)	Tax ID # 135889-6964-00-589354
Name of Property Owner	Francois Maisonrouge
Property Street Address	1071 Route 343 Dover Plains, NY 12522
Number of Acres	84.56
Zoning District from Zoning Map	RS-10: Rural Residential
Describe the Current Use of the Property	Residential
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)	
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

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.
- NA 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").
- NA 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.
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? _____
- NA 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: Francois Maisonrouge

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

- within 50 feet of the boundary of a wetland that is at least ¼ acre in size but less than 1 acre; or
- within 100 feet of a boundary of a wetland that is at least 1 acre in size; or
- Within 100 feet from the high water mark of a perennial watercourse or waterbody; or
- within 50 feet from the high water mark of the identified channel for an intermittent watercourse.

D. Detailed description of proposed activity:

The Lot Line Alteration will grant Parcel "A" 5.56 Acres and Parcel "B" 1.62 Acres both part of Tax ID #

135889-6964-00-425511 will be conveyed by Francois Maisonrouge to other lands of Francois Maisonrouge Tax ID
135889-6964-00-589354 (84.56 acres) and be consolidated by legal instrument into 91.74 acres.

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

Yes _____ No If yes, please list in detail:

F. Total acreage involved in the application. 135.74 Acres

G. Total contiguous acreage controlled by the applicant/owner. 186 ± Acres

(This includes lands owned by family members of the applicant and any corporations, partnerships, limited liability companies, or other entities in which the applicant has an interest.)

List each contiguous property:

Dutchess County Tax Map Number (1234-00-123456-0000)	6964-00-324468-0000
Name of Property Owner	Francois Maisonrouge
Property Street Address	210 Red Mont Rd. Dover Plains, NY 12522
Number of Acres	40.48 ± Acres

Dutchess County Tax Map Number (1234-00-123456-0000)	6964-00-283524
Name of Property Owner	Francois Maisonrouge
Property Street Address	Rt. 343 Dover Plains, NY 12522
Number of Acres	10.10 ± Acres

Applicant Name: Francois Maisonrouge

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

I. Types of existing structures (list):
See Map & Attached Property Card

J. Total square footage of all new construction. N/A

K. Estimated value of new construction or addition. N/A

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

New construction:

Residential _____

Commercial _____

Institutional _____

Home occupation _____

Expansion:

Residential _____

Commercial _____

Institutional _____

Change in use _____

Other: _____

M. If any of the following professionals are involved in the proposed project or activity, please identify and provide contact information:

Professional Engineer Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	Licensed Land Surveyer Name: <u>Wesley Chase</u> Address: <u>64 Poplar Ave. Pine Plains, NY 12567</u> _____ Email Address: <u>Chasesurveying@gmail.com</u> Telephone Number: <u>518-398-5106</u>
Attorney Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	Other Type of Professional: _____ Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____

Applicant Name: Francois Maisonrouge

N. Does this application require approvals from any other organization or entity (for example, i.e: NYS DOT, Dutchess County Board of Health, Dutchess County Department of Transportation, the Village of Millbrook)?

Yes _____ No If yes, please identify the organization and whether an application has been made to them.

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

A. **LOTS**

Number of lots proposed: Same
Size of the smallest lot proposed: 43.96
Size of the largest lot proposed: 91.74

B. **DRIVEWAYS**

Number of private driveways proposed: N/A
Number of common driveways proposed: N/A
Maximum number of lots served by a common driveway: N/A

C. Preliminary Plat includes N/A acres and tentatively includes N/A future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is N/A (define your measure in acres or square feet).

D. Does subdivider intend to request any waivers or variances from the Subdivision Regulations upon submission of Final Plat for approval? No Yes _____

E. Does subdivider intend to submit a single subdivision plat for filing with the County Clerk for all property in the Preliminary Plat? Yes No _____

If no, state the number of sections to be filed. Lot Line Alteration Map

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: Francois Maisonrouge

Fees are payable to the "Town of Washington" and are due at the time the application is submitted.

Fee Type		Amount	Amount Due	Date Paid
ESCROW FEE (DUE FOR ALL APPLICATIONS)				
Initial Escrow Deposit:		\$1,500.00		
Plus the below amount:				
	Projects under \$10,000.00 in development costs	\$2,000.00		
	Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
	Projects over \$50,001.00 in development costs	\$10,000.00		
LOT LINE CHANGE APPLICATION FEE				
	Up to 5.99 acres	\$600.00		
	6.0 - 15.99 acres	\$900.00		
	16.00 acres or greater	\$1,200.00		
SITE PLAN APPLICATION FEE		\$600.00		
SPECIAL USE PERMIT FEE		\$600.00		
WETLANDS PERMIT FEE		\$600.00		
SUBDIVISION:				
Preliminary Approval - Minor: Up to 4 Lots				
	Application Fee:	\$750.00		
	Fee Per New Lot	\$250.00 per lot		
	Final Approval	\$750.00*		
	Final Approval Up to 4 lots	\$200.00 per lot*		
	Recreation Fee Per New Lot	\$4,000.00 per lot		
Preliminary Approval - Major: 5 or more lots				
	Application Fee	\$850.00		
	Fee Per New Lot	\$250.00		
	Final Approval	\$850.00*		
	Fee Per New Lot	\$200.00 per lot*		
	Recreation Fee Per Lot	\$4,000.00		

* To be paid whether or not the Planning Board waives the requirements for Final Approval.

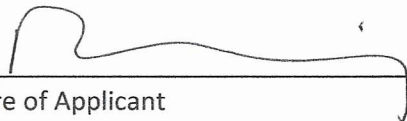
Applicant Name: Francois Maisonrouge

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.

\$ 900.00 LLAIT Application
\$ 1,500.00 Escrow

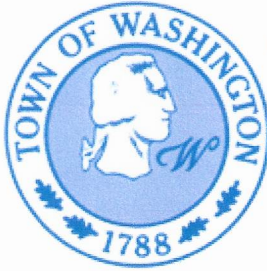
Dated: 03/02/2026



Signature of Applicant

Signature of Owner (if different)

Applicant Name: _____



Town of
Washington

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

State of New York }
County of Dutchess } ss:

Wesley Chase being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Francois MaisonRouge
Lot Line Alteration 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 83 Righters Corners Rd. Pine Plains in the County of
Dutchess and the State of New York.
3. That he/she is the Agent 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.

[Signature]
Agent/Owner

Agent/Owner

[Signature]
Notary Public

ELIZABETH A. COON
Notary Public, State of New York 9
No. 01CO6334164
Qualified in Dutchess County
Commission Expires December 7, 2027

1. For **Site Plan Approval**, place the following owner endorsement signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD
OWNER / APPLICANT SIGNATURES

The undersigned applicant(s) for the property and the undersigned owner(s) of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to keep the premises as per plan approval by the planning board until a new or revised plan for development or use of the site is approved by the Planning Board. The applicant and the owner understand their obligation to the Town not to occupy the premises before a Certificate of Occupancy is issued by the Town for the occupancy as approved herein. Dutchess county clerk.

Owner

Date

Applicant

Date

2. For **Site Plan**, place the following signature block on the proposed plan:

TOWN OF WASHINGTON PLANNING BOARD
PLAN APPROVAL

The plan of development for the property as depicted hereon was approved by a majority of the members of the Town of Washington Planning Board at a meeting held on _____, and the conditions of Site Plan Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.

Chair

Date

3. For **Subdivision and Lot Line Revision**, place the following owner endorsement signature block on the plan:

TOWN OF WASHINGTON PLANNING BOARD OWNER / APPLICANT SIGNATURES	
<p>The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligations to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the office of the Dutchess County Clerk.</p>	

Owner	

Date	

Applicant	

Date	

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

TOWN OF WASHINGTON PLANNING BOARD SUBDIVISION APPROVAL	
<p>The plan of the development for the property as depicted hereon was approved by a majority of the members of the Town Of Washington Planning Board at a meeting held on _____, and after a public hearing held on _____. By signature of the Chairperson as set forth below, the Planning Board certifies that the requirements of Section 276 of the Town Law and the requirements of the Town of Washington Code have been met and the conditions of Subdivision Approval have been satisfied or arrangements have been made to ensure the completion of any outstanding or incomplete conditions.</p>	

Chair	

Date	

Town of Washington Planning Board
Minimum Development Guidelines for Private and Common Driveways

The following notes must be placed on the plan for development approval as applicable.

For All Private Driveways:

1. Finished grades for all parts of the driveway shall not exceed 12 percent.
2. The minimum driveway width shall not be less than 16 feet with a travel way width of not less than 12 feet.
3. A development plan for the driveway together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of such engineer.
4. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements to the property.
5. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

For driveways in excess of 500 linear feet:

1. Finished grade for all parts of the driveway shall not exceed 12 percent.
2. The cleared and graded width of the driveway shall not be less than 16 feet, and travel-way width of not less than 12 feet and 2-foot shoulders to each side.
3. Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.
4. Passing turnouts measuring not less than 40' x 10' shall be placed at not more than five hundred foot intervals along the length of the driveway. The passing turnouts shall have an additional 2 feet of shoulder width.
5. All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.
6. All unsuitable and unstable materials shall be completely excavated and removed and all rocks or boulders larger than 6 inches across shall be excavated to at least 8 inches below finished grade.

7. The foundation course of the driveway shall be a minimum of 6 inches of clean, run of bank gravel.
8. Final course of the driveway shall be a minimum of 4 inches of item 4 or processed gravel.
9. The travel way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous, year-round access for all vehicles.
10. Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed to a height of not less than 13 feet.
11. A development plan for the driveway, together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of such engineer.
12. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements.
13. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

For Common Driveways

1. Finished grade for all parts of the driveway shall not exceed 12 percent.
2. The cleared width of the driveway shall be not less than 24 feet. The graded width of the driveway shall be not less than 24 feet. The travel way width of the driveway shall not be less than 16 feet with 4 foot shoulders to each side.
3. Shoulders shall be top soiled, seeded with an appropriate grass or grass blend, and mulched.
4. Passing turnouts (see attached detail) shall be placed at not more than five hundred foot intervals along the length of the driveway. The passing turnouts shall have 4 feet of shoulder width.
5. All roots and stumps shall be grubbed, excavated and removed from the travel way and shoulders.
6. All unsuitable and unstable materials shall be completely excavated and removed and all rocks or boulders larger than 6 inches across shall be excavated to at least 8 inches below finished grade.

7. The foundation course of the driveway shall be a minimum of 8 inches of clean, run of bank gravel.
8. Final course of the driveway shall be a minimum of 4 inches of item 4 or processed gravel.
9. The travel way, passing turnouts, shoulders and flow line of drainage ditches and swales shall be maintained in satisfactory condition to assure safe and continuous, year-round access for all vehicles.
10. Trees and shrubs shall be trimmed and maintained so as not to hang into or obstruct the travel way, passing turnouts and shoulders. Overhead branches shall be trimmed to a height of not less than 13 feet.
11. Each lot accessed by a common driveway shall be subject to a Driveway Maintenance and Improvement Agreement which shall run with the land and be binding on each owner of the lots accessed from the common driveway, and upon their heirs, successors and assigns. Such Agreement shall be recorded in the office of the county clerk and shall be subject to the approval of the Town Attorney prior to such recording.
12. A development plan for the driveway, together with road profiles and other information as may be required by the Town Building Inspector, shall accompany plans for construction on the property at the time an application for a building permit is made. The development plan and profiles shall show conformity of the proposed driveway construction with these standards. These plans shall be prepared by a licensed professional engineer and shall bear the seal and signature of the engineer.
13. Upon completion, the applicant's engineer shall certify to the Town that the driveway has been constructed in accordance with the approved plans and with these specifications. Such certification shall accompany the application for issuance of a Certificate of Occupancy for the improvements. Such certification shall be in the form of an as-built survey of the driveway and other improvements.
14. The driveway construction requirements as shown on the final development plan or plat approved by the Planning Board shall be referenced in the deed for the property upon transfer.

Erosion Control Notes

1. In order to assure compliance of the project with both the Town Zoning Law and the NYSDEC regulations the following note shall be placed on all plat maps.
 - a. *At the time of application for a Building Permit, and prior to any land clearing or site preparation work for construction of improvements on any of the lots as approved herein, an Erosion and Sediment Control Plan shall be prepared in accordance with section 335 of the Town Zoning Law shall be submitted to the Planning Board for review and approval. No Building Permit shall be issued for any improvement until the Erosion and Sediment Control Plan has been approved.*
 - b. *The discharger, owner or operator shall at all times comply with the New York State SPDES General Permit (GP-02-01) requirements. A copy of any completed Notice of Intent submitted to the New York State Department of Environmental Conservation pursuant to GP-02-01 shall be submitted to the Planning Board.*



Town of Washington

TOWN OF WASHINGTON PLANNING BOARD

PlanningBoard@Washingtonny.org

10 Reservoir Dr, PO Box 667

Millbrook, NY 12545

845-677-3419

THIS DOCUMENT MUST BE SIGNED BEFORE A NOTARY PUBLIC

PLEASE NOTE: If ownership is held by a corporation, LLC, jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement.

OWNER'S ENDORSEMENT

STATE OF NEW YORK

COUNTY OF _____) ss:

Francois Maisonrouge, being duly sworn, deposes and says:

I am: (check one)

✓ 1.

the sole owner in fee (One individual on the tax roll)

_____ 2.

a part owner in fee (Two or more individuals on the tax roll)

_____ 3.

an officer of the corporation which is the owner in fee of the premises described in the foregoing application.

_____ 4.

designated party authorized to act pursuant to a trust or legal document. (Trustees listed on tax roll)

_____ 5.

member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, you must attach proof of authority (i.e.: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney)

I reside at 907 5th Ave. Apt 9D

City New York State NY Zip 10021

I have authorized (name) Wesley Chase of (Company) Chase Surveying to make the foregoing application to the

Town of Washington for approval as described herein for the property located at 1071 Route 343 Dover Plains, NY 12522 Property ID # _____

6964-00-283524

6964-00-425511

Signature [Handwritten Signature]

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

LESLEY T. CASSIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6024242
Qualified in New York County
My Commission Expires 05-03-2027

Sworn to before me this 3rd day of March, 2026

Notary Public Lesley T. Cassis

Notary Stamp: commission expires:

N/A Proof of Authority is attached. Type of Authority:



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:

Francois Maisonrouge _____ and _____
 Owner Name _____ Owner Name _____

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at

 1071 Route 343 Dover Plains, NY 12522

which is shown and designated on the Dutchess County Tax Map as:

6964 - 00 - 589354 - 0000 6964-00-425511-0000

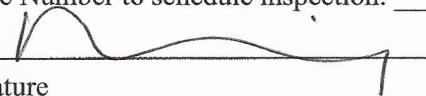
That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

- | | |
|--|--|
| <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: Wesley Chase
 Phone Number to schedule inspection: 518-398-5106 Chasesurveying@gmail.com



 Signature
 Francois Maisonrouge

 Signature

Print Name _____
 Dated: 03/02/2026

Print Name _____
 Dated: _____



Town of Washington

TOWN OF WASHINGTON
PLANNING BOARD
10 Reservoir Drive • P.O Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 116 •
planningboard@washingtontny.org

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): Francois Maisonrouge
Address: 907 5th Ave. Apt. 9D New York, NY 10021
Telephone: 518-398-5106 Email Address: Chasesurveying@gmail.com

Description of Project: The Lot Line Alteration will grant Parcel "A" 5.56 Acres and Parcel "B" 1.62 Acres both part of Tax ID # 35889-6964-00-425511 will be conveyed by Francois Maisonrouge to other lands of Francois Maisonrouge Tax ID # (84.56 acres) and be consolidated by legal instrument into 91.74 acres.

Tax Map Numbers of all Parcels: # 135889-6964-00-425511 and # 135889-6964-00-589354
Address of Project: 1071 Route 343 Dover Plains, NY 12522

APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit Preliminary Subdivision Plan
Sketch Plan Lot Line Revision
Site Plan Final Subdivision Plan

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

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

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

Form with two columns for listing farm operations, including fields for Name, Address, and Is parcel actively farmed?

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

Attach additional sheets if necessary.






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

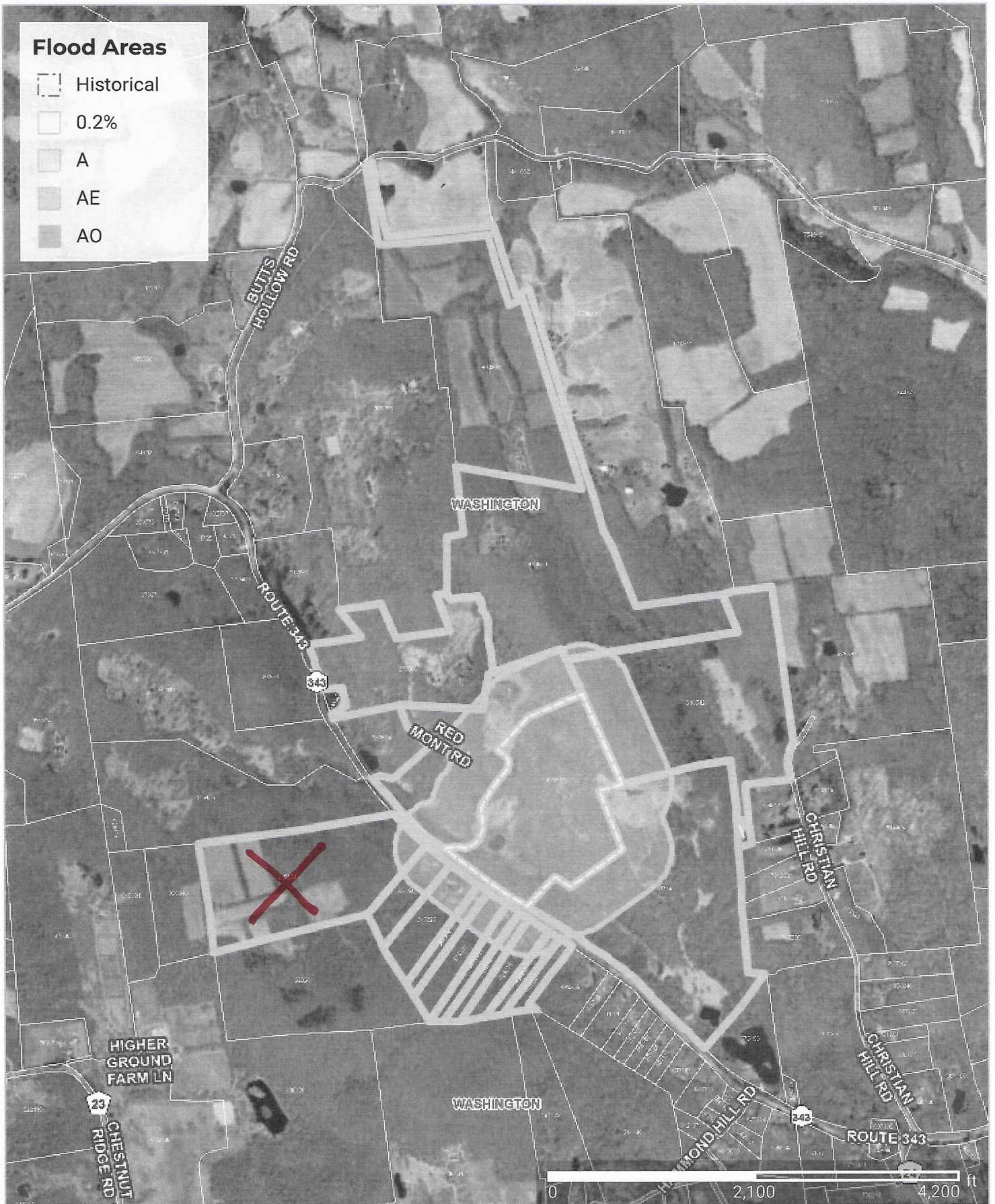
Dated: 03/02/2026

[Signature]
Signature of Applicant

Signature of Owner (if different)

Flood Areas

-  Historical
-  0.2%
-  A
-  AE
-  AO



**Parcels within 500ft. of
parcel**

Dutchess County, NY

Printed By:
ParcelAccess



1:16,000 Scale
2/19/2026



ParcelAccess
Dutchess County, NY

Short Environmental Assessment Form

Part 1 - Project Information

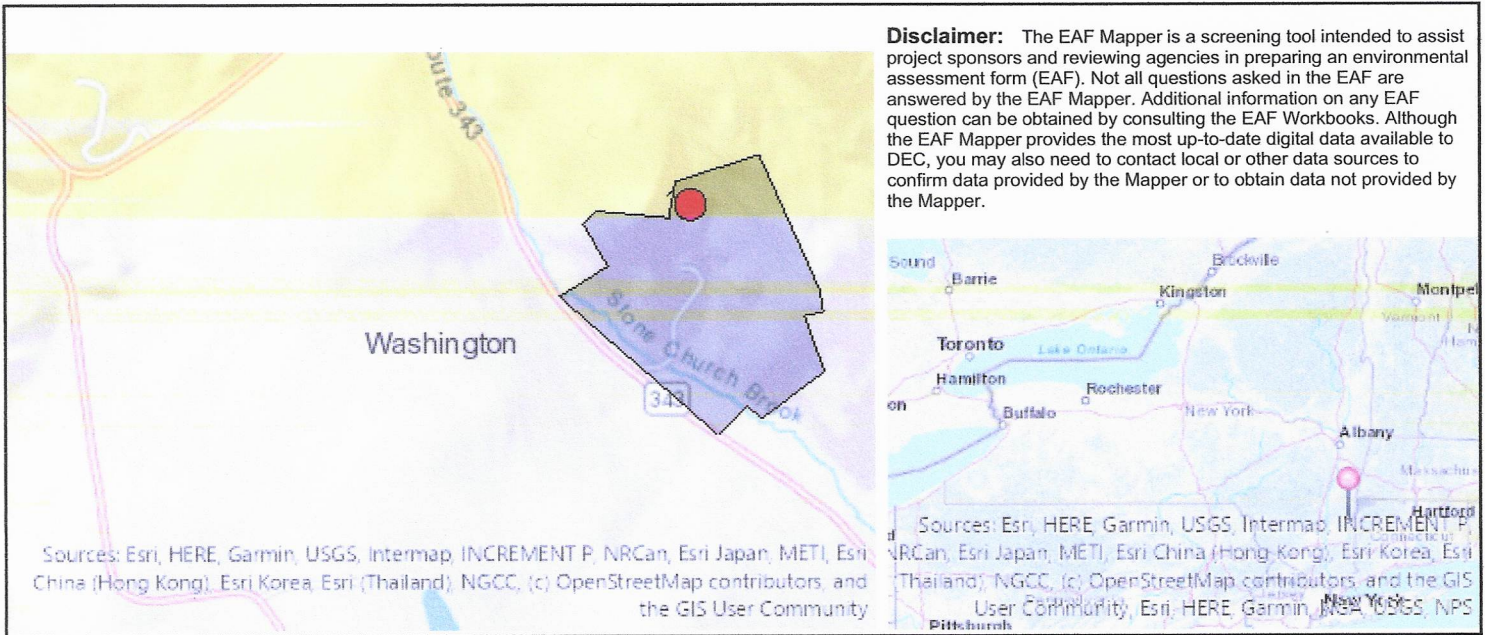
Instructions for Completing

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.

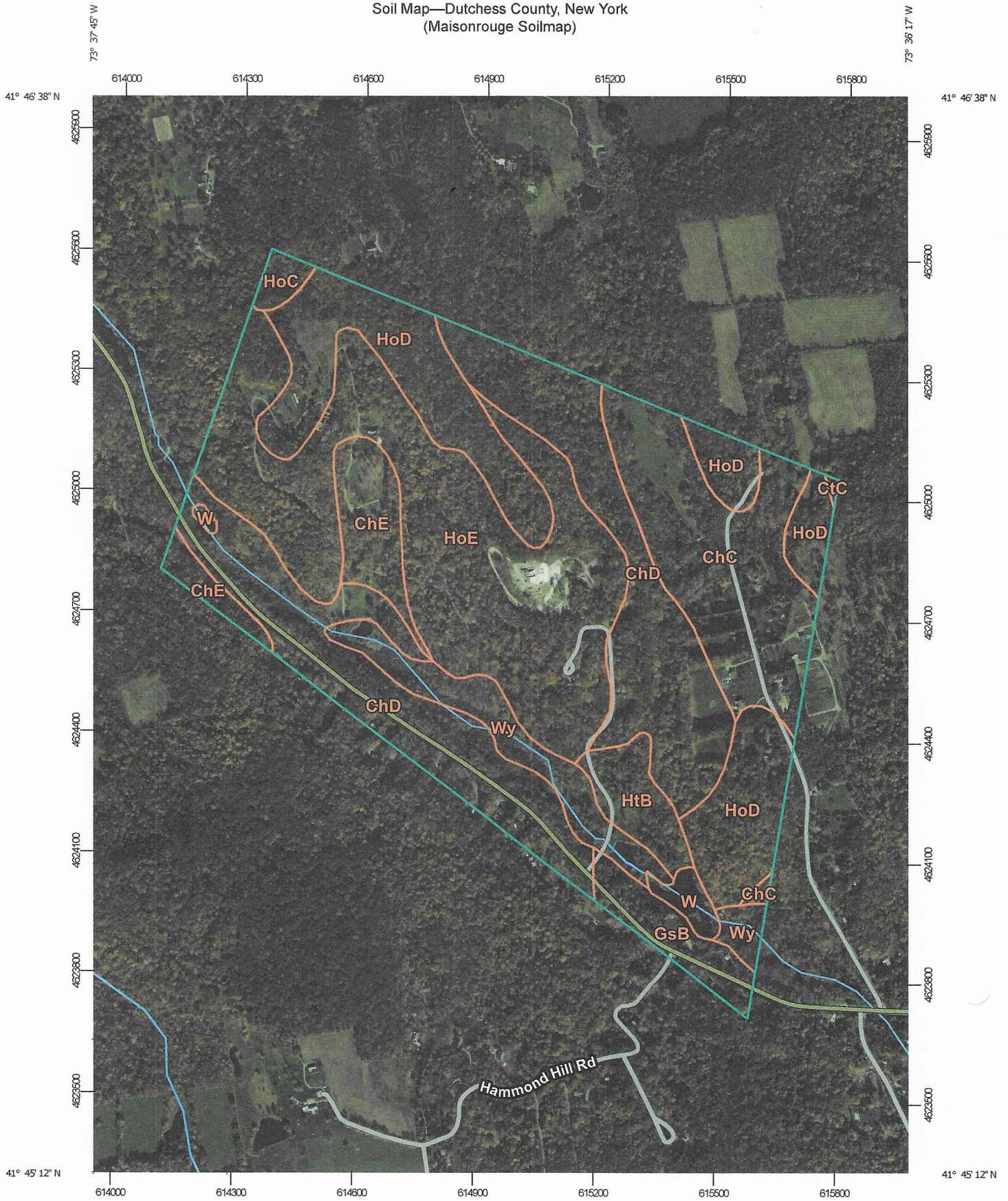
Part 1 – Project and Sponsor Information			
Name of Action or Project: Maisonrouge Lot Line Alteration			
Project Location (describe, and attach a location map): 1071 Route 343 Dover Plains, NY 12522			
Brief Description of Proposed Action: The Lot Line Alteration will grant Parcel "A" 5.56 Acres and Parcel "B" 1.62 Acres both part of Tax ID # 135889-6964-00-425511 will be conveyed by Francois Maisonrouge to other lands of Francois Maisonrouge Tax ID # 135889-6964-00-589354 (84.56 acres) and be consolidated by legal instrument into 91.74 acres.			
Name of Applicant or Sponsor: Francois Maisonrouge		Telephone: 518-751-0717 E-Mail: Chasesurveying@gmail.com	
Address: 907 5th Ave. Apt. 9D			
City/PO: New York		State: NY	Zip Code: 10021
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 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 type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		7.18 acres	
b. Total acreage to be physically disturbed?		None acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		91.74 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 checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
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]	No
Part 1 / Question 20 [Remediation Site]	No

Soil Map—Dutchess County, New York
(Maisonrouge Soilmap)




Map Scale: 1:13,100 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Area of Interest (AOI)	 Stony Spot
 Soils	 Very Stony Spot
 Soil Map Unit Polygons	 Wet Spot
 Soil Map Unit Lines	 Other
 Soil Map Unit Points	 Special Line Features
 Special Point Features	Water Features
 Blowout	 Streams and Canals
 Borrow Pit	Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: www.nrcs.usda.gov/wss
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 22, Sep 2, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

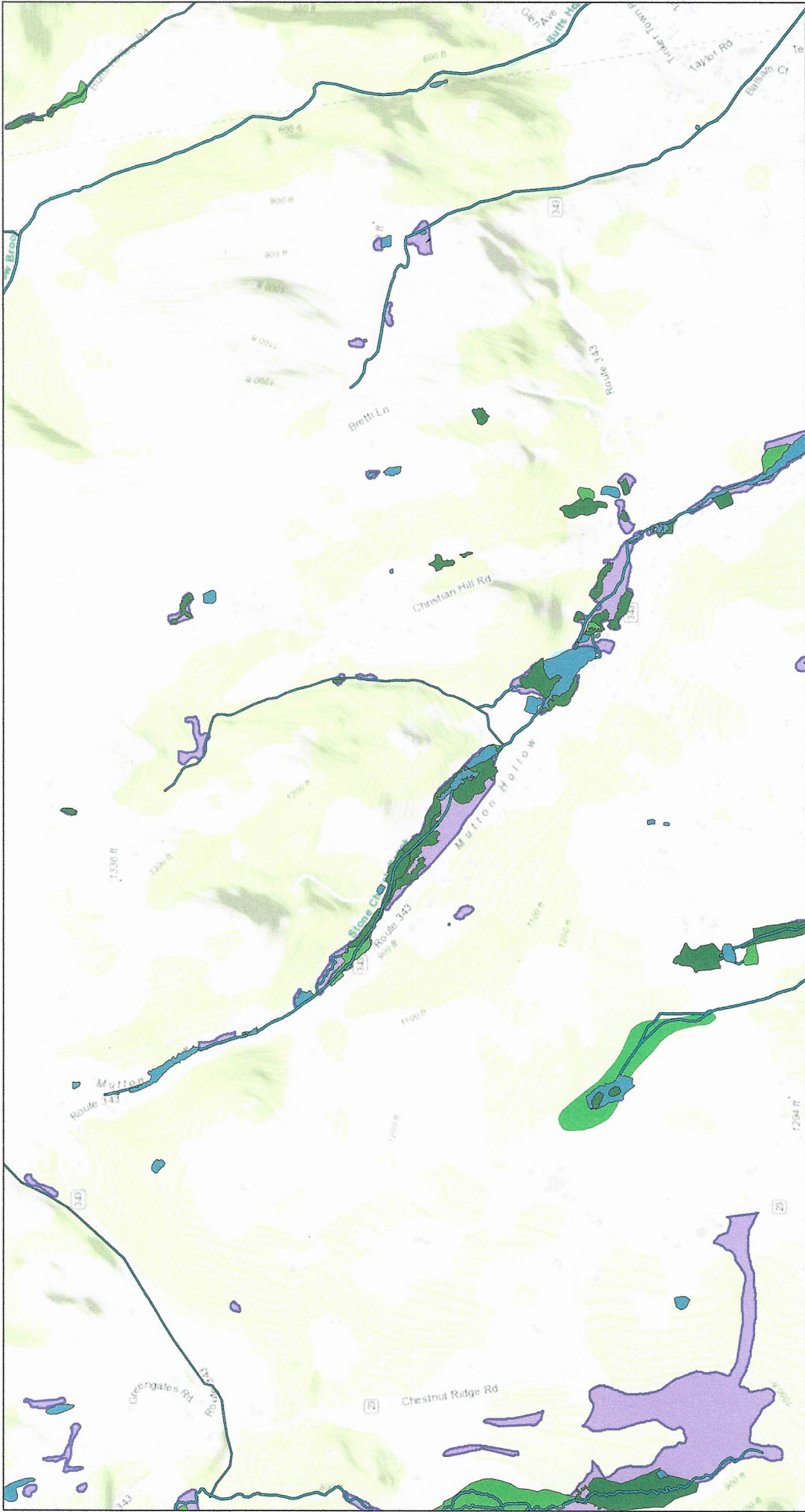
Date(s) aerial images were photographed: Oct 21, 2022—Oct 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

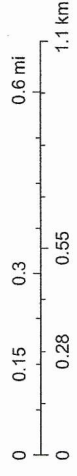
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChC	Charlton fine sandy loam, 8 to 15 percent slopes	56.2	13.0%
ChD	Charlton fine sandy loam, 15 to 25 percent slopes	107.8	25.0%
ChE	Charlton loam, 25 to 45 percent slopes	19.7	4.6%
CtC	Chatfield-Hollis complex, rolling, very rocky	0.3	0.1%
GsB	Georgia silt loam, 3 to 8 percent slopes	12.8	3.0%
HoC	Hollis-Chatfield-Rock outcrop complex, rolling	3.3	0.8%
HoD	Hollis-Chatfield-Rock outcrop complex, hilly	73.5	17.0%
HoE	Hollis-Chatfield-Rock outcrop complex, steep	117.9	27.3%
HtB	Hoosic channery loam, fan, 3 to 8 percent slopes	11.7	2.7%
W	Water	4.6	1.1%
Wy	Wayland silt loam	24.0	5.6%
Totals for Area of Interest		431.9	100.0%

Maisonrouge

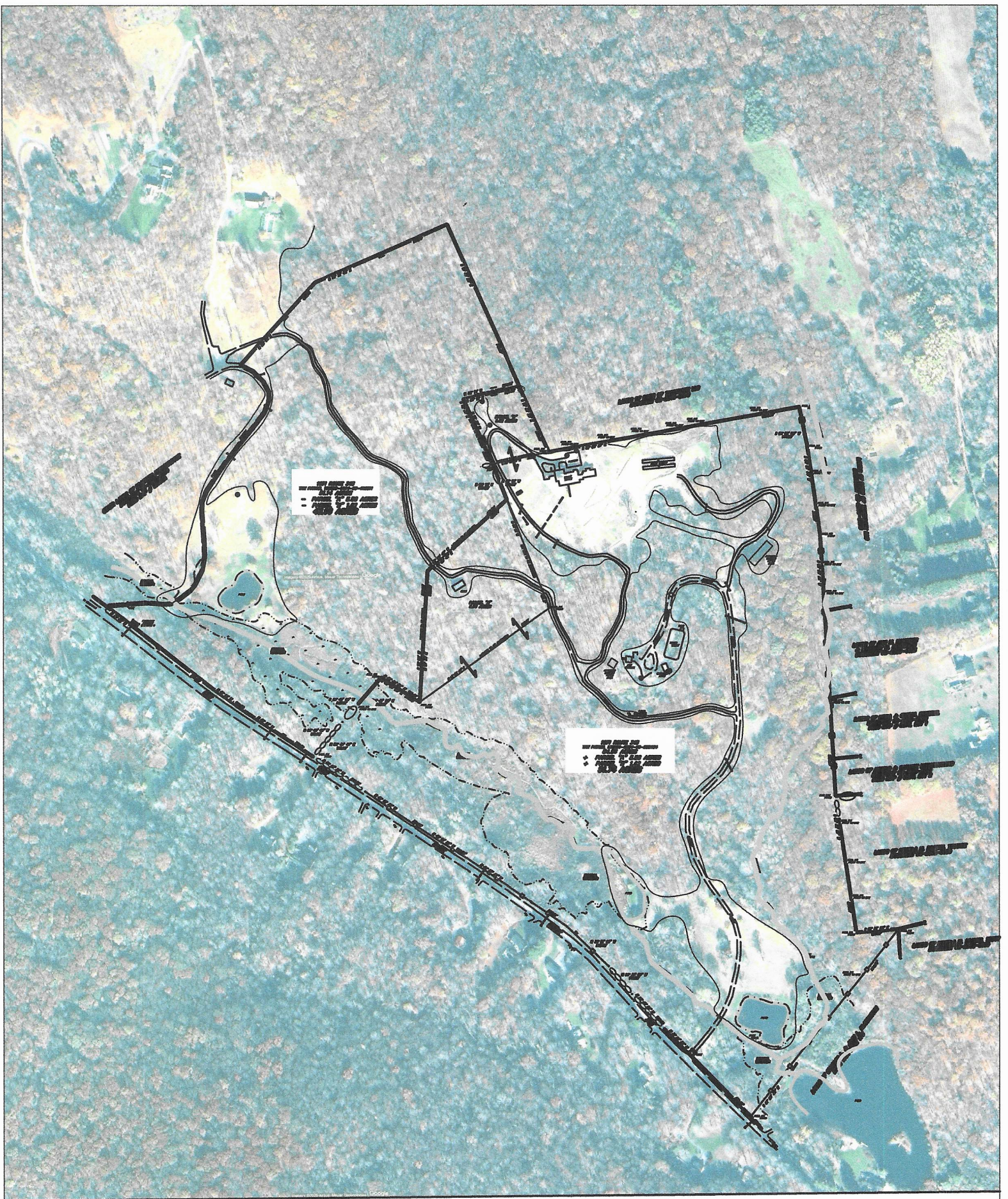


March 23, 2026

1:18,056

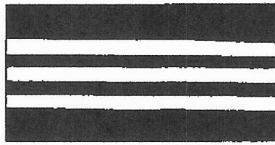


UConn/CTDEEP, Esri, Canada, Esri, HERE, Garmin, INCREMENT P,
USGS, METI/NASA, EPA, USDA



— 10' WIDE
- - - 5' WIDE
· · · 2' WIDE

— 10' WIDE
- - - 5' WIDE
· · · 2' WIDE



Dutchess County Clerk Recording Page

Record & Return To :

DOWNEY HAAB & MURPHY PLLC
87 MAIN ST
PO BOX Z
MILLERTON , NY 12546-

Date Recorded : 10/11/2013

Time Recorded : 3:42:00

Document # : 02 2013 5464

Received From : DOWNEY HAAB & MURPHY
 PLLC

Grantor : MAISONROUGE FRANCOIS

Grantee : MAISONROUGE FRANCOIS

Recorded In : Deed

Tax District : Washington

Instrument Type :

Examined and Charged As Follows :

Recording Charge : \$310.00

Number of Pages : 3

Transfer Tax Amount : \$0.00

Transfer Tax Number : #1314

*** Do Not Detach This Page

*** This Is Not A Bill

Red Hook Transfer Tax :

E & A Form: Y

TP-584: Y

County Clerk By : ksw / _____

Receipt # : R57512

Batch Record : C54

Bradford Kendall
County Clerk



0220135464



Bargain & Sale Deed, with Covenant Against Grantor's Acts

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made on the 7th day of October, Two Thousand and Thirteen

BETWEEN

Francois Maisonrouge, residing at 807 Fifth Avenue, Apt. 9D, New York, NY 10021

party of the first part, and

Francois Maisonrouge, residing at 807 Fifth Avenue, Apt. 9D, New York, NY 10021

party of the second part,

WITNESSETH, that the party of the first part, in consideration of One Dollar (\$1.00), 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, with the buildings and improvements thereon erected, situate, lying and being in the Town of Washington, County of Dutchess and State of New York, and bounded and described as follows:

Beginning at the southwesterly corner of the herein described parcel at a point marked by a steel pin found in the northeasterly line of New York State Route 343, the said point also marking the northwesterly corner of lands of Dimitry and Jean Jodidio as described in Document #02-2000-1696, and continuing from thence northwesterly along the northeasterly assumed line of NYS Route 343, the following three courses and distances: N 42° 37' W 339.59 feet; N 41° 18' W 162.30 feet; and N 39° 02' W 558.00 feet to a point in the mean centerline of a gravel driveway, the said point marking the most westerly corner of the herein described parcel and the southwesterly corner of a 40.48 acre parcel, other lands of Francois Maisonrouge shown on Filed Map #12435A, thence easterly and northerly along the mean centerline of the driveway shown on File Map #12435A the following fourteen courses and distances: N 84° 52' E 23.00 feet; S 81° 14' E 145.00 feet; S 71° 23' E 75.00 feet; S 89° 30' E 32.00 feet; N 69° 56' E 41.00 feet; a curve to the left with a radius of 217.00 feet, a length of 230.08 feet, and a chord of N 39° 33' 30" E 219.46 feet; N 09° 11' E 188.00 feet; a curve to the right with a radius of 132.00 feet, a length of 86.16 feet, and a chord of N 27° 53' E 84.64 feet; N 46° 35' E 150.00 feet; N 50° 49' E 258.00 feet; N 33° 42' E 59.00 feet; N 09° 43' E 35.78 feet; N 18° 08' W 27.00 feet; on a curve to the left with a radius of 195.00 feet, a length of 135.23 feet, and a chord of N 38° 00' W 132.53 feet to a point, thence leaving the driveway and continuing easterly along a line of no physical bounds and continuing along other lands of Francois Maisonrouge shown on File Map #12435A on the north N 55° 06' E 465.78 feet, and N 78° 21' 40" E 599.97 feet to a point marking the northeast corner of the herein described parcel and being in the west line of lands of Michael Moretti Trustee et al as described in document #02-2009-5708, thence southerly along no physical bounds and lands of Moretti on the east S 10° 38' 20" E 1,041.27 feet to a steel pin found marking the southwest corner of Moretti, thence partly along a line of no physical bounds, and partly along the remains of a stone wall, and lands of Jodidio the following six courses and distances: N 89° 19' 34" W 239.81 feet to a stone wall corner; S 08° 15' E 645.81 feet to a re-rod pin found; S 67° 08' 40" W 667.46 feet to a re-rod pin found; N 43° 44' 30" W 191.40 feet; S 53° 47' 50" W 247.41 feet; and S 52° 49' 49" W 191.95 feet to the point or place of beginning.

Containing 51.14 acres.

The above-described parcel is designated as a 51.14 acre parcel as shown on map entitled "Lot Line Alteration Survey Map Prepared for Francois Maisonrouge", which said map was prepared by Lynden B. Chase, NYS Land Surveyor, License #49643, dated February 14,

T/WB
3P
56
290
5
310

2013, last revised September 12, 2013 and filed in the Dutchess County Clerk's Office as File Map #12435A.

Together with and subject to a right of way and driveway maintenance and improvement agreement to be recorded simultaneously herewith. C

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

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

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

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

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

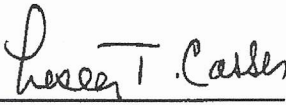
In presence of:



Francois Maisonrouge

STATE OF NEW YORK)
) SS.:
COUNTY OF)

On the 7th day of October, 2013, before me, the undersigned a Notary in and for said State, personally appeared Francois Maisonrouge 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.

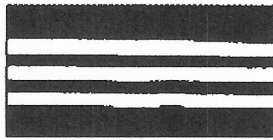


Notary Public

RECORD AND RETURN TO:

Gary L. Murphy, Esq.
Downey, Haab & Murphy PLLC
87 Main Street - P.O. Box Z
Millerton, NY 12546

LESLEY T. CASSIS
Notary Public, State of New York
No. 01CA6024242
Qualified in New York County
Commission Expires May 3, 2015
2015



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 3/16/2020
Time Recorded: 11:27 AM

DOWNEY HAAB & MURPHY PLLC
87 MAIN ST
PO BOX 663
MILLERTON, NY 12546

Document #: 02 2020 1498

Received From: DUTCHESS COLUMBIA ABST

Grantor: JODIDIO JEAN
Grantee: MAISONROUGE FRANCOIS

Recorded In: Deed Tax District: Washington
Instrument Type:

Examined and Charged As Follows :

Recording Charge: \$190.00
Transfer Tax Amount: \$23,800.00
Includes Mansion Tax: \$17,000.00
Transfer Tax Number: 5031

Number of Pages: 4

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

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

County Clerk By: cth
Receipt #: 7948
Batch Record: 54

chase Doc #: 0220201498 Printed Page 1 of 1



0220201498

Bradford Kendall
County Clerk



Jean Jodidio
To
Francois Maisonrouge

Beginning at a point marked by a steel pin in the northeasterly road line of New York State Route 343, the said point being the most westerly corner of the herein described parcel and the southwesterly corner of lands of Francois Maisonrouge described in Document # 02-2013-5464 and shown on filed map # 12435A and continuing from thence northeasterly, southeasterly, and northerly, partly along a stonewall, partly along the remains of wire fence, and partly along a line of no physical bounds and lands of Maisonrouge on the west the following five courses and distances: N 52° 49' 49" E 191.95 feet; N 53° 47' 50" E 247.41 feet to a steel pin; S 43° 44' 30" E 191.40 feet to a steel pin; N 67° 08' 40" E 667.46 feet to a steel pin, and N 08° 15' W 645.81 feet to a point marked by a stone heap marking the northwest corner of the herein described parcel; thence easterly along a line of no physical bounds and continuing along lands of Maisonrouge and lands of Farm of Twinbrook LLC on the north S 89° 19' 34" E 239.81 feet to a steel pin, and S 87° 08' 26" E 1058.32 feet to a steel pin marking the northeasterly of the herein described parcel, thence southerly partly along the remains of a wire fence, partly along a line of no physical bounds and partly along a stonewall and lands of Farm of Twinbrook LLC, Kalkhuis & Houghton, Bruzgul, Montemorano, and Soheila M. Spaeth Trustee on the east the following four courses and distances: S 02° 02' 54" W 165.00 feet to a steel pin; S 04° 59' 34" W 372.16 feet to a steel pin; S 09° 55' 28" W 1100.26 feet to a steel pin, and S 04° 38' 27" W 577.26 feet to a point marked by a steel pin, thence easterly along a line of no physical bounds, and continuing along lands of Soheila M. Spaeth Trustee described in Document # 02-2002-5360 on the north S 81° 32' 55" E 175.97 feet to a point marked by a steel pin, said point marking the most easterly corner of the herein described parcel, thence southwesterly along the remains of a wire fence and lands of Charles L. & Joan L. Blanksteen described in Liber 1730 at Page 173 on the southeast, S 51° 25' 30" W 994.74 feet to a point marked by a steel pin the said point marking the southeasterly corner of the herein described parcel and being in the northeasterly road line of New York State Route 343, thence northwesterly along the northeasterly road line the following eight courses and distances: N 31° 22' 38" W 511.40 feet; N 28° 48' 50" W 198.40 feet; N 26° 36' 05" W 151.00 feet; N 33° 31' 05" W 236.35 feet; N 42° 07' 30" W 506.15 feet; N 44° 18' 25" W 192.03 feet; N 43° 10' 35" W 312.94 feet, and N 43° 01' 33" W 261.00 feet to the point or place of beginning.

Containing 84.56 acres