



Town of Washington

TOWN OF WASHINGTON  
BUILDING, PLANNING & ZONING  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419

## Consent to Inspection

The undersigned, does hereby state:

Benjamin Metcalf and \_\_\_\_\_  
Owner Name Owner Name

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

1193 Shunpike Road

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

6966 -00 -073863 -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 type="checkbox"/> Planning Board Application |
| <input checked="" 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: Ally Emerson

Phone Number to schedule inspection: 845-901-1537

Benjamin Metcalf

Signature

Benjamin Metcalf

Print Name

Dated: 4/1/20

Jenifer L Serna

Signature

Jenifer L Serna

Print Name

Dated: 4/1/20

Jenifer Lynn Serna  
Notary Public, State of Connecticut  
My Commission Expires May 31, 2027





Town of  
*Washington*

**TOWN OF WASHINGTON  
BUILDING DEPARTMENT  
10 Reservoir Dr, PO Box 667  
Millbrook, NY 12545  
845-677-3419**

**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. If the owner or owners are making the application, this endorsement is not required.

**OWNER'S ENDORSEMENT**

*Connecticut*  
STATE OF ~~NEW YORK~~  
COUNTY OF *Litchfield* ) ss: *East Canaan*

*Benjamin Metcalf*, 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, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter or Probate, Power of Attorney, etc.)

I reside at *103 South main Street*

City *Sharon* State *CT* Zip *06069*

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

(Company) \_\_\_\_\_

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

property ID # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

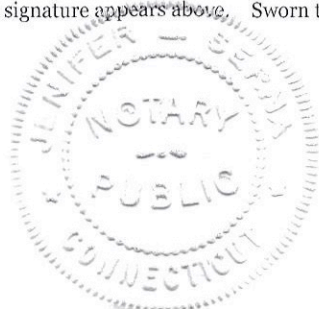
*Benjamin Metcalf*  
Signature

*Owner*

If owner is a corporation, please indicate name of corporation and title of the corporate officer whose signature appears above. Sworn to before me this

*1st* day of *April*, 20*26*  
Notary Public *Jenifer Lynn Serna* Notary Stamp:

Jenifer Lynn Serna  
Notary Public, State of Connecticut  
My Commission Expires May 31, 2027



**STATE OF NEW YORK  
DEPARTMENT OF STATE**

I hereby certify that the annexed copy for 1215 SHUNPIKE LLC, File Number 250204002606 has been compared with the original document in the custody of the Secretary of State and that the same is true copy of said original.

WITNESS my hand and official seal of the  
Department of State, at the City of Albany,  
on February 04, 2025.

WALTER T. MOSLEY  
Secretary of State

*Brendan C. Hughes*

BRENDAN C. HUGHES  
Executive Deputy Secretary of State



Authentication Number: 100007410313 To Verify the authenticity of this document you may access the  
Division of Corporation's Document Authentication Website at <http://ecorp.dos.ny.gov>

**ARTICLES OF ORGANIZATION  
OF  
1215 SHUNPIKE LLC  
Under Section 203 of the Limited Liability Company Law**

- FIRST: The Name of the limited liability company is: **1215 SHUNPIKE LLC**
- SECOND: The county, within this state, in which the office of the limited liability company is to be located is **DUTCHESS**
- THIRD: The Secretary of State is designated as agent of the limited liability company upon whom process against the limited liability company may be served. The post office address to which the Secretary of State shall mail a copy of any process against the limited liability company served upon the Secretary of State by personal delivery is:  
**BENJAMIN METCALF  
103 SOUTH MAIN STREET  
SHARON, CT 06069**
- The email address to which the Secretary of State shall email a notice of the fact that process against the limited liability company has been served electronically upon the Secretary of State is:  
**BMETCALFASPHLT@SHEGLOBAL.NET**

I certify that I have read the above statements, I am authorized to sign these Articles of Organization, that the above statements are true and correct to the best of my knowledge and belief and that my signature typed below constitutes my signature.

**BENJAMIN METCALF (Signature)**  
-----

**BENJAMIN METCALF, ORGANIZER  
103 SOUTH MAIN STREET  
SHARON, CT 06069**

Filed by:

**CORBALLY, GARTLAND AND RAPPLEYEA, LLP  
1733 MAIN STREET  
PLEASANT VALLEY, NY 12569**

<p>Filed with the NYS Department of State on 02/04/2025 Filing Number: 250204002606 DOS ID: 7525676</p>
---

ACCOUNT NUMBER 2020221349 NAME Ben Metcalf TEL00024 83770  
DATE 3/31/26 50-361/213  
PAY TO THE ORDER OF Town of Washington \$ 1,500.00  
Exactly one thousand five hundred DOLLARS  
3160 NBT BANK  
MEMO Escrow Ben Metcalf  
⑆021303618⑆

ACCOUNT NUMBER 2020221349 NAME Ben Metcalf TEL00024 83770  
DATE 3/31/26 50-361/213  
PAY TO THE ORDER OF Town of Washington \$ 400.00  
Exactly four hundred DOLLARS  
3160 NBT BANK  
MEMO Zoning Ben Metcalf  
⑆021303618⑆



**Dutchess County Clerk Recording Page**

Record & Return To:

Date Recorded: 2/27/2025  
Time Recorded: 11:35 AM

CORBALLY GARTLAND & RAPPLEYEA LLP  
1733 MAIN STREET  
  
PLEASANT VALLEY, NY 12569

Document #: 02 2025 589

Received From: POUGHKEEPSIE ABSTRACT CO INC

Grantor: METCALF BENJAMIN  
Grantee: 1215 SHUNPIKE LLC

Recorded In: Deed  
Instrument Type:

Tax District: Washington

**Examined and Charged As Follows :**

Recording Charge: \$205.00  
Transfer Tax Amount: \$0.00  
Includes Mansion Tax: \$0.00  
Transfer Tax Number: 4040

Number of Pages: 5

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

Red Hook Transfer Tax:

RP5217: Y  
TP-584: Y

County Clerk By: jmo  
Receipt #: 5245  
Batch Record: 42

Bradford Kendall  
County Clerk



022025589

Tl Wash 4p  
165  
205

**DEED**

THIS INDENTURE, made the 25<sup>th</sup> day of February, 2025,

**BETWEEN**

BENJAMIN METCALF, having an address at 1215 Shunpike, Millbrook NY 12545, as party of the first part, and

1215 SHUNPIKE LLC, a domestic limited liability company, having an address at 103 South Main Street, Sharon, CT 06069 as party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN DOLLARS (\$10.00) 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 Town of Washington, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING the same premises conveyed by Chester J. Gordon, Esq. to Bank of America N.A. by deed dated 05/11/2023 and recorded in the Dutchess County Clerk's Office on 06/02/2023 at Document Number 02-2023-51690. Further being the same premises conveyed by Bank of America N.A. to Benjamin Metcalf by deed dated February 25, 2025 which deed is to be recorded in the Dutchess County Clerk's Office immediately prior to the recording of this deed.

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, 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 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 reads "parties" whenever the sense of the 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 THE PRESENCE OF:**

*Benjamin Metcalf*  
\_\_\_\_\_  
BENJAMIN METCALF

STATE OF NEW YORK    )  
  ) ss.:  
COUNTY OF DUTCHESS    )

On the *25* day of *February*, 2025, before me, the undersigned, a notary public in and for said state, personally appeared Benjamin Metcalf 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  
ALLAN B. RAPPLEYEA  
NOTARY PUBLIC, State of New York  
Reg. No. 5008140  
Qualified in Dutchess County *27*  
Commission Expires Feb. 16, 20  

Tax Identification number: 6966-00-103810  
1215 Shunpike  
Town of Washington  
County of Dutchess  
State of New York

Tax Identification number: 6966-00-073863  
1193-1203 Shunpike  
Town of Washington  
County of Dutchess  
State of New York

**Record and Return to:**     Allan B. Rappleyea, Esq.  
  1733 Main Street  
  Pleasant Valley, NY 12569

**SCHEDULE A**

**AS TO LOT 103810:**

**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, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A PIPE SET IN THE ASSUMED NORTHERLY LINE OF THE COUNTY ROAD KNOWN AS SHUNPIKE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE PARCEL CONVEYED TO MOORHEAD, AND**

**RUNNING THENCE ALONG THE LINE OF SAID PARCEL NORTH 19° 40' EAST 125.4 FEET TO A BOLT; AND**

**THENCE STILL ALONG THE LINE OF SAID PARCEL, AND THE RANGE THEREOF SOUTH 65° 51' EAST 428.9 FEET PASSING THROUGH AN ELM TREE IN THE CORNER OF SAID MOORHEAD LANDS AND ALONG OTHER LANDS OF THE PARTY OF THE FIRST PART HERETO; TO A PIPE SET ON THE WESTERLY BANK OF A BROOK;**

**THENCE STILL ALONG SAID OTHER LANDS SOUTH 17° 38' WEST 155.5 FEET TO A PIPE SET IN THE ABOVE-MENTIONED ROAD LINE;**

**THENCE ALONG THE SAME NORTH 52° 00' WEST 437.8 FEET TO THE POINT OR PLACE OF BEGINNING.**

**AS TO LOT 073853:**

**BEGINNING AT A POINT AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE, ALSO KNOWN AS COUNTY ROAD #37, SAID POINT BEING THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL AND THE SOUTHEASTERLY CORNER OF LANDS OF MUNIR ABU HAIDAR AND SUSAN L ABU-HAIDAR;**

**THENCE ALONG LANDS OF ABU-HAIDAR AS SHOWN ON FILED MAP #8732 RECORDED AT THE DUTCHESS COUNTY CLERK'S OFFICE MAY 8, 1989, N 4° 43' 22" E 245.33 FEET TO A STEEL PIN, N 4° 27' 49" E 228.36 FEET TO A SPIKE IN THE ROOT OF A CHERRY TREE CLUMP; N 3° 42' 47" E 227.29 FEET TO A STEEL PIN, N 3° 38' 14" E 271.93 FEET TO A STEEL PIN AND N 5° 15' 06" E 720.24 FEET TO A STEEL PIN;**

**THENCE ALONG LINES OF PETER S. CORBIN AND LILLIAN PYNE-CORBIN DESCRIBED IN LIBER 1629 OF DEEDS AT PAGE 464, S 68° 57' E 218.30 FEET, S 62° 39' 07" E 439.85 FEET, N 23° 38' 20" E 15.85 FEET TO A STEEL PIN, S 59° 28' 10" E 435.63 FEET N 63° 03' 28" E 24.76 FEET, N 88° 29' E 47.10 FEET, N 89° 41' E 24.50 FEET, N 81° 28' E 49.88 FEET, S 67° 17' E 44.65 FEET, E 38° 48" E 24.00 FEET, S 1° 43' W 203.00 FEET, S 3° 48' E 56.00 FEET, S 3° 30' W 155.00 FEET, S 7° 12' 198.00 FEET, S 2° 42' W 178.00 FEET, S 4° 24' W 68.00 FEET, S 14° 53' W 73.00 FEET, S 4° 57' W 113.00 FEET, S 4° 41' W 78.00 FEET, S 17° 32' E 73.00 FEET, AND S 41° 30' W 11.00 FEET TO A STEEL PIN AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE;**

**THENCE ALONG THE SAME N 60° 57' 20" W 147.84 FEET TO A POINT;**

**THENCE ALONG LANDS OF THE ESTATE OF FREDERICK H. BONTECOU, DESCRIBED IN LIBER 598 OF DEEDS AT PAGE 214, N 19° 01' E 155.50 FEET, N 64° 28' W 428.90 FEET, AND S 21° 03' W 125.40 FEET TO A POINT AT THE NORTHERLY ASSUMED ROADLINE OF SHUNPIKE;**

**THENCE ALONG THE SAME, N 60° 34' 20" W 440.00 FEET AND N 60° 23' 14" W 316.59 FEET TO THE POINT OR PLACE OF BEGINNING.**

## SCHEDULE A DESCRIPTION

### SAID PREMSIES BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

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, and more particularly described as follows:

BEGINNING at a pipe set in the assumed northerly line of the county road known as Shunpike, said point being the southeasterly corner of the parcel conveyed to Moorhead, and running THENCE along the line of said parcel North 19° 40' East 125.4 feet to a bolt; and THENCE still along the line of said parcel, and the range thereof South 65° 51' East 428.9 feet passing through an Elm tree in the corner of said Morehead lands and along other lands of the party of the first part hereto; to a pipe set on the westerly bank of a brook;

THENCE still along said other lands South 17° 38' West 155.5 feet to a pipe set in the above mentioned road line; THENCE along the same North 62° 00' West 437.8 feet to the point or place of beginning. [FOR INFORMATION ONLY: Being known and designated as tax parcel 135889-6966-00-103810-0000]

ALSO, 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, and more particularly described as follows:

BEGINNING at a point at the northerly assumed roadline of Shunpike, also known as County Road #37, said point being the southwesterly corner of the herein described parcel and the southeasterly corner of lands of Munir Abu Haidar and Susan L. Abu Haidar;

THENCE along lands of Abu Haidar as shown on Filed Map #8732 recorded at the Dutchess County Clerk's Office May 8, 1989, N 4° 43' 22" E 245.33 feet to a steel pin, N 4° 27' 49" E 228.36 feet to a spike in the root of a Cherry tree clump; N 3° 42' 47" E 227.29 feet to a steel pin, N 3° 38' 14" E 271.93 feet to a steel pin and N 5° 15' 06" E 720.24 feet (sic: 70.24 feet) to a steel pin; THENCE along lines of Peter S. Corbin and Lillian Pyne-Corbin described in Liber 1629 of deeds at page 464, S 68° 57' E 218.30 feet, S 62° 39' 07" E 439.85 feet, N 23° 38' 20" E 15.85 feet to a steel pin, S 59° 28' 10" E 435.63 feet, N 63° 03' 28" E 24.76 feet, N 88° 29' E 47.10 feet, N 89° 41' E 24.50 feet, N 81° 28' E 49.88 feet, S 67° 17' E 44.65 feet, E 38° 48' E 24.00 feet, S 1° 43' W 203.00 feet, S 3° 48' E 56.00 feet, S 3° 30' W 155.00 feet, S 7° 12' W 198.00 feet, S 2° 42' W 178.00 feet, S 4° 24' W 68.00 feet, S 14° 53' W 73.00 feet, S 4° 57' W 113.00 feet, S 4° 41" W 78.00 feet, S 17° 32' E 73.00 feet and S 41° 30' W 11.00 feet to a steel pin at the northerly assumed roadline of Shunpike; THENCE along the same N 60° 57' 20" W 147.84 feet to a point; THENCE along lands of The Estate of Frederick H. Bontecou, described in Liber 598 of deeds at page 214, N 19° 01' E 155.50 feet, N 64° 28' W 428.90 feet and S 21° 03' W 125.40 feet to a point at the northerly assumed roadline of Shunpike; THENCE along the same N 60° 34' 20" W 440.00 feet and N 60° 23' 14" W 316.59 feet to the point or place of beginning. [FOR INFORMATION ONLY: Being known and designated as tax parcel 135889-6966-00-073863-0000]

-c-