



Town of  
*Washington*

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

**COMBINED PLANNING BOARD APPLICATION**

**Submit Application and four copies, together with all required additional documentation and fees, to:**

Planning Board Secretary  
Town of Washington  
10 Reservoir Drive  
Millbrook, NY 12545  
T: (845) 677-3419, Ext. 112  
F: (845) 677-2085

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

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

The digital copy shall be in a pdf, jpeg or other suitable write-protected image format capable of being opened and viewed using standard Windows-based software.

Name of Applicant(s): Rima Farah - Mima's Farm LLC  
 Business Name: Mima's Farm LLC  
 Address: 301 N Tower Hill rd Wassaic 12592 NY  
 Telephone: 917 776 8109 Email Address: rimanyc@gmail.com

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Name of Record Owner(s) of Property: Mima's farm LLC  
 Address: 50 W 47th street suite 1518 NY 10036 NY  
 Telephone: 917 776 8109 Email Address: rimanyc@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: Rima Farah

**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)	6966-00-575147-0000
Name of Property Owner	Rima Farah / Mima's Farm LLC
Property Street Address	301-303 N Tower Hill rd NY Wassaic 12592
Number of Acres	26.34
Zoning District from Zoning Map	RR-10
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 type="checkbox"/> 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?	<input type="checkbox"/> YES <input 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

Dutchess County Tax Map Number (1234-00-123456-0000)	
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Is this property within 500 feet of the boundary of the Village of Millbrook?	<input type="checkbox"/> YES <input type="checkbox"/> NO

Applicant Name: Rima Farah - Rima's Farm LLC

I. The following must be answered for ALL APPLICATIONS:

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

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

B. All applications must include all of the following documents. (Please mark with a check to indicate that each is enclosed)

- A copy of the current deed of each property.
- Any easements affecting all parcels involved in the proposed activity.
- A recent survey.  
If the project involves any construction, locate all water or wetlands [streams, creeks, ponds, or marshes] on the property on the survey.
- A recent aerial photo at a scale of 1:200 or less with the relevant tax parcels delineated. (This can usually be found using Dutchess Parcel Access as long as all current structures are shown).
- Owner's Endorsement - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org)) – note ALL owners must sign, including both spouses.
- Consent to Inspection - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org))
- Section 809 Ethics Statement
- Environmental Assessment Form (EAF) for SEQRA review.  
Complete Short Form EAF under SEQRA, which can be found at [https://www.dec.ny.gov/docs/permits\\_ej\\_operations\\_pdf/seafpartone.pdf](https://www.dec.ny.gov/docs/permits_ej_operations_pdf/seafpartone.pdf).  
This Short Form EAF may also be filled out using the EAF Mapper Tool which creates the form as you go. See <https://gisservices.dec.ny.gov/eafmapper>. After initial review, the Planning Board may require a long form EAF.

C. The following documents may be required, if applicable. (Please mark with a check to indicate which, if any, are enclosed)

- Agricultural Data Statement (found at <https://washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/1688-agricultural-data-statement-pdf/file.html>)  
This document is required if any portion of the project is located on property within an agricultural district containing a farm operation, or on property with boundaries within five hundred (500) feet of a farm operation located within an agricultural district.  
If this is applicable, what Agricultural District is the property in? \_\_\_\_\_
- Wetland Permit Application (found at <https://www.washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/planning-board-application-forms-general-information/33-wetland-permit-form-1/file.html>)  
Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.

Applicant Name: Rima Farah - Mima's Farm LLC

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:

- reinstate guesthouse. This was and  
is an existing structure.

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. 26.34

G. Total contiguous acreage controlled by the applicant/owner. 26.34

(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)	<u>6966-00-550190-0000</u>
Name of Property Owner	<u>Terence Janet Donoghue</u>
Property Street Address	<u>305 N Tower Hill rd 12592 Wassaic</u>
Number of Acres	<u>13.2</u>

Dutchess County Tax Map Number (1234-00-123456-0000)	<u>6966-00-507045-0000</u>
Name of Property Owner	<u>Rally Farm II LLC</u>
Property Street Address	<u>4754 route 44 Millbrook, NY 12545</u>
Number of Acres	<u>248</u>

Applicant Name: Rima Farah - Mima's Farm LLC

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 10

I. Types of existing structures (list):

house, guesthouse, sheds, stables

J. Total square footage of all new construction. NA

K. Estimated value of new construction or addition. NA

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: N/A - all exist

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

<b>Professional Engineer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Licensed Land Surveyer</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____
<b>Attorney</b> Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	<b>Other Type of Professional:</b> _____ Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____

Applicant Name: Rima Farah - Mima's Farm

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: \_\_\_\_\_

Size of the smallest lot proposed: \_\_\_\_\_

Size of the largest lot proposed: \_\_\_\_\_

B. **DRIVEWAYS**

Number of private driveways proposed: \_\_\_\_\_

Number of common driveways proposed: \_\_\_\_\_

Maximum number of lots served by a common driveway: \_\_\_\_\_

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

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

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

If no, state the number of sections to be filed. \_\_\_\_\_

III. **FEES AND ESCROW**

A. Application Fee and Escrow Deposit

An Application Fee and an initial Escrow Deposit for the amounts listed in the chart on the next page for your type of application must be included with this application.

Applicant Name: Ylma's Farm LLC

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	1,500.00	
<b>Plus the below amount:</b>			
Projects under \$10,000.00 in development costs	\$2,000.00		
Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
Projects over \$50,001.00 in development costs	\$10,000.00		
<b>LOT LINE CHANGE APPLICATION FEE</b>			
Up to 5.99 acres	\$600.00		
6.0 - 15.99 acres	\$900.00		
16.00 acres or greater	\$1,200.00		
<b>SITE PLAN APPLICATION FEE</b>			
	\$600.00		
<b>SPECIAL USE PERMIT FEE</b>			
	\$600.00	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: Rima Farah - Mima's Farm LLC

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: 4-16-26

  
Signature of Applicant

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