



May 18, 2026

Via hand delivery & email to planningboard@washingtontny.gov

Mr. Doug Giles
Planning Board Chairperson
Town of Washington
10 Reservoir Drive
Millbrook, NY, 12545

**RE: WinEstates (Tonelwin Farm, Inc.)
4377 Route 44, Millbrook, NY 12545
Town of Washington
Tax Map ID: 135889-6966-00-329681-0000
Request to be placed on 06/02/2026 PB Agenda**

Dear Mr. Giles and Members of the Planning Board:

In accordance with §165-111 of the Town of Washington code, I am writing to request placement on the agenda as pre-application new business as your next regularly scheduled Planning Board meeting.

The subject parcel is 66.00 acres and is located within the RS-10 "Rural Residential" zoning district. At present, the site is improved with multiple single-family residences as well as an agricultural farming operation and farm store. The applicant wishes to add a year-round residential A-frame structure and also two seasonal yurts to be used as part of a new private camp business. According to the schedule of district use regulations, private camps are permitted in this district under special use permit.

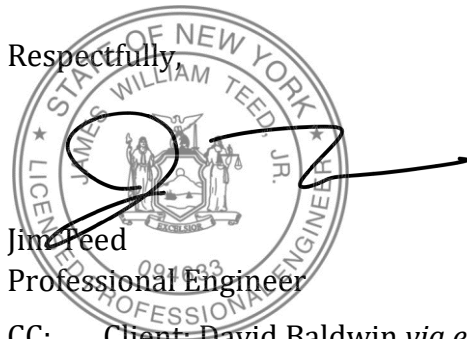
The proposal consists of the creation of the A-frame structure as well as two raised platforms for seasonal yurts along with a small building to serve as shared facilities for the seasonal yurts as well as an office for staff.

A portion of a Wassaic Creek Tributary runs through the subject parcel, however it is planned to only disturb areas that are more than 100 ft. away from the waterbody. A previously mapped NYSDEC wetland (MB-18) is to the west of the proposed area of development and is will outside the proposed area of development.

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I look forward to discussing this proposal with you in more detail at the next meeting.

Respectfully,



Jim Peed
Professional Engineer

CC: Client: David Baldwin *via email*
File: 2510002 - *electronic only*

Encl: See Transmittal Sheet