



*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

PROPERTY 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

Applicant Name: William Harris & Mindy Yang

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)	6664-00-26062
Name of Property Owner	William Harris & Mindy Yang
Property Street Address	2728 US 44, Millbrook, NY 12545
Number of Acres	53.5
Zoning District from Zoning Map	R55
Describe the Current Use of the Property	Aq. residential (regenerative/Research farm)
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 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

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

Applicant Name: William Harris & Mindy Yang

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.
- N/A 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”).
- 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? _____
- N/A 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: William Harris & Mindy Yang

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:

Enclosed

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

Yes No If yes, please list in detail:
Enclosed

F. Total acreage involved in the application. 53.45

G. Total contiguous acreage controlled by the applicant/owner. 53.45
(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>6664-00-260862-000</u>
Name of Property Owner	<u>William Harris & Mindy Yang</u>
Property Street Address	<u>2728 U.S 44, Millbrook, NY 12545</u>
Number of Acres	<u>53.45</u>

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Applicant Name: William Harris & Mindy Yang

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 9

I. Types of existing structures (list):

Manor house, barns x 2, cottage, high tunnel, 2 Coop, run-in sheds (2), green house (small)

J. Total square footage of all new construction. 0

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: N/A

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

Applicant Name: William Harris & Mindy Yang

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. IF LOT LINE ADJUSTMENT – Does applicant seek a waiver of the public hearing?

No _____ Yes _____

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

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

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: William Harris & Mindy Yang

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	1500	
Additional Escrow will be determined at the first Planning Board meeting. This additional escrow can vary from \$2,000 to \$10,000 and will be determined by the complexity of the matter and the amount of legal and/or planning consultant advice required			
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	600	
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		

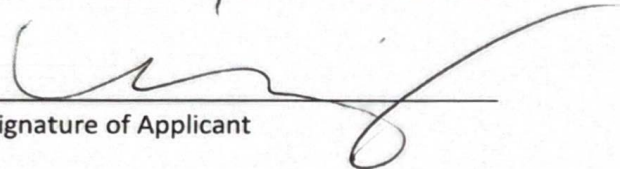
* To be paid whether or not the Planning Board waives the requirements for Final Approval.

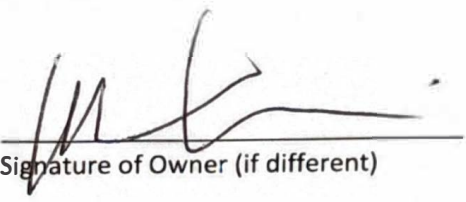
Applicant Name: William Harris & Mindy Yang

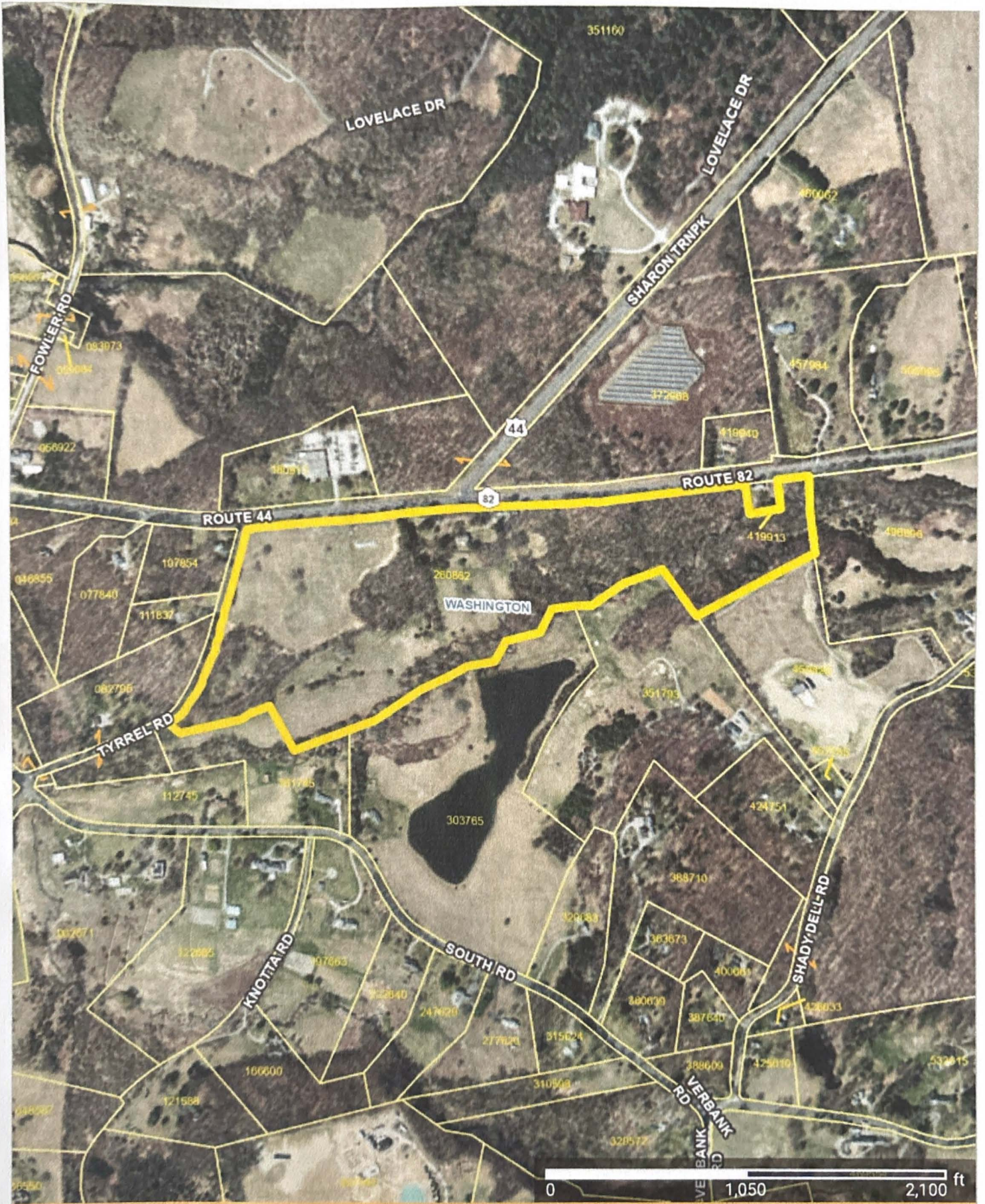
The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$ 2,100.⁰⁰

Dated: 5/14/26


Signature of Applicant


Signature of Owner (if different)



Applicant Name: William Harris & Mindy Yang



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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York }
County of Dutchess } ss:

I, Mindy Yang, William Harris being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Silver Brook
Manor 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 2728 U.S. 44 in the County of Dutchess and the State of New York.
3. That he/she is the CO OWNER 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

[Signature]
Agent/Owner

[Signature]
Notary Public

SHAOJUN YAO
Notary Public - State of New York
No. 01YA6383929
Qualified in Dutchess County
My Commission Expires 11/26/2026



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 Dutchess ss:

William Harris, 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 2728 U.S. 44
City Millbrook State NY Zip 12545

I have authorized (name) Mindy Yang of (Company) Silverbrook Manor LLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 2728 US 44 Millbrook NY 12545 Property ID # 16664-00-260862-000.

SHAOJUN YAO
Notary Public - State of New York
No. 01YA6383929
Qualified in Dutchess County
My Commission Expires 11/26/2026

[Signature]
Signature

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

Sworn to before me this 5th day of May, 2026.
Notary Public [Signature]

Notary Stamp: commission expires: 11/26/2026

Proof of Authority is attached. Type of Authority: _____

THE FOLLOWING SIGNATURE BLOCKS ARE FOR YOUR INFORMATION ONLY AND MUST BE PLACED ON THE FINAL MAP FOR APPROVAL. (SIGNATURES ARE NOT REQUIRED HERE.)

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.

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

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.

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

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.

Chair

Date



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:

William Harris and Mindy Yang
Owner Name Owner Name

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

2728 US 44 millbrook NY 12545

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

6664-00-260882-0000

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: Mindy Yang

Phone Number to schedule inspection: 917 715 3321

[Signature]
Signature

William Harris
Print Name

Dated: 5/14/26

[Signature]
Signature

Mindy Yang
Print Name

Dated: 5/14/26

DUTCHESS COUNTY

2715 Route 44, Suite 3, Millbrook, NY 12545
(845) 877-8011 x 3
www.dutchessswcd.org

For Office Use Only:
Date Paid: _____
PayPal _____ Cash _____ Check# _____
Ag Dist _____ N _____ Y # _____

soil & water
CONSERVATION DISTRICT
Since 1945

Soil Group Worksheet Request Form

Date: 2/26/24 Contact Name: Mindy Yang
Contact Phone #: 917 715 3321 Cell #: 917 715 3321
Contact Email: hello@silverbrookmanor.com

Please check the box that is applicable

Delivery Method: Pick Up Mail
Mailing Address: 2728 Route 44, Millbrook, NY 12545

Was the property purchased or subdivided within the past year? N
If there have been any recent changes in ownership or acreage the request will be completed as soon as DCSWCD receives new property data from the County.

Owners Name: William Harris and Mindy Yang
Owners Mailing Address: 2728 Route 44, Millbrook, NY 12545
Property Address: Soil Group Workshee

Town where taxes are paid: Washington Total property acres: 53.5 Acres

Parcel #: 6 6 6 4 - 0 0 - 2 6 0 8 6 2
Section Block Lot

Farm Type - check all that apply or write in if not listed:
 Crops Hay Pasture Livestock Horses Other Forest assessment in progress
Leased: Y N if yes to whom: _____ Lessee Phone# _____

Estimate Your Acreage Breakdown
IF YOU DO NOT FARM THE FULL PARCEL, THE TOTAL AG ACRES ARE NOT THE SAME AS THE TOTAL PROPERTY ACRES.

Please estimate the amount of acres in production
Ag Acres 52.5 Non Ag Acres: 1

Required Support Map— Please submit a map and outline agricultural areas. Please note farmed acres may not be easily visible or were cleared/fenced more recently than the current aerials. Please let us know if you need assistance. Please also indicate the following on Map— (Please describe location, shape or circle on map and below)

- Is there an Owner Occupied House
- Are there barns or other ag buildings: Describe Yes. Multiple barns
- Are there newly cleared land or newly fenced acres (please outline areas on support map)
- All land in production (also mark out sugar bush and silvopasture if applicable)
- Is any portion of the parcel currently enrolled in a forestry assessment program?

Check here if you are interested in receiving more information on farm planning through the Agricultural Environmental Management Program

Failure to complete all fields on this form will delay your request.

AGRICULTURAL DATA STATEMENT

Submitted pursuant to General Municipal Law §283-a and NY Agriculture and Markets Law §305-a

1. Applicant Information

Name: William M. Harris and Mindy Yang (Co-Applicants)

Mailing Address: 2728 US Route 44, Millbrook, NY 12545

Phone: +1 917 715 3321 **Email:** hello@silverbrookmanor.com

Operating Entity: Silverbrook Manor

2. Record Owner of Property (if different from Applicant)

Name: William M. Harris (sole owner in fee, per the Town of Washington 2025 Final Assessment Roll)

Mailing Address: 2728 US Route 44, Millbrook, NY 12545

3. Project Property

Address: 2728 US Route 44, Millbrook, NY 12545

Tax Parcel ID: 6664-00-260862-0000

Zoning District: RL-5 (Low Density Residential, 5-acre)

Total Acreage: 53.45

Current Use: Working regenerative agricultural property and primary residence of the owners. The agricultural operation is conducted through Silver Brook Manor LLC and qualifies as a farm operation under New York Agriculture and Markets Law §301. Formal Agricultural District enrollment is being pursued through the Dutchess County Soil & Water Conservation District.

Located within a NY State Agricultural District: No (enrollment in progress).

Located on or within 500 feet of land in a NY State Agricultural District: Yes.

4. Approval Requested

Special Use Permit and Site Plan Approval under Town of Washington Zoning Code §472.

5. Description of Proposed Project

The Applicants seek approval to operate the Silverbrook Farm Club, a private, membership-based modernized community-supported agriculture (CSA) model conducted on the property's working regenerative farm. Activities include direct member participation in planting, harvesting, working with farm animals, and seasonal stewardship; training, education, and research in regenerative agriculture, agricultural sensory education, food-is-health practice, foraging, herbalism, and cultural-preservation skills; periodic farm-based meals, forage-and-blend gatherings, safety and outdoor survival training; on-site preparation and small-scale sale of value-added agricultural products derived from on-farm materials; and cooperative partnerships with regional agricultural, conservation, and educational institutions including the Cornell Food Ventures Lab. All proposed activities are accessory to the working farm operation and the Owners' primary residence. No new buildings or material site infrastructure are requested at this time. Refer to the accompanying Project Narrative for further detail.

6. Farm Operations Within 500 Feet of the Project Boundary

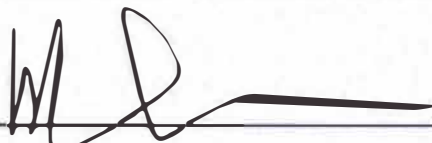
The following owners of farm operations located within a New York State Agricultural District are situated on or within 500 feet of the boundary of the project property:

#	Name of Farm Operation Owner	Mailing Address	Property Address	Tax Parcel ID
1	David and Judith Place Sloan	5993 130th Ave S, Wellington, FL 33449	63 Shady Dell Rd, Millbrook, NY 12545	6664-00-351793-0000
2				
3				
4				

Source: Town of Washington 2025 Final Assessment Roll; Dutchess County ParcelAccess; Town of Washington Assessor's Office 500-foot adjoiner list.

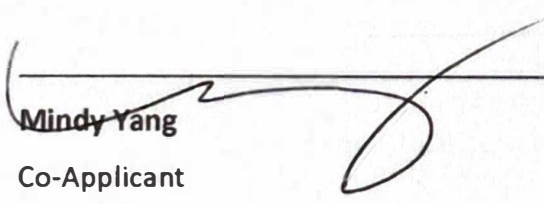
7. Certification

The undersigned certifies that the information provided in this Agricultural Data Statement is true and accurate to the best of the undersigned's knowledge and belief, and acknowledges that this statement will be made available for public review and that notice of the pending application will be provided to the owners of farm operations identified above in accordance with General Municipal Law §283-a.



William M. Harris Date 5/14/26

Record Owner and Co-Applicant



Mindy Yang Date 5/14/26

Co-Applicant



Town of Washington

TOWN OF WASHINGTON
PLANNING BOARD
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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): Mindy Yang
Address: 2728 US 44 Millbrook, NY 12545
Telephone: 917 715 3321 Email Address: hello@silverbrookmanor.com

Description of Project: Regenerative farm club and research / educational hub

Tax Map Numbers of all Parcels: 666 4-00-260,862-0000
Address of Project: 2728 US 44 Millbrook, NY 12545

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: Mindy Yang
Does this person _____ RENT or OWN the land?

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

Name: <u>See enclosed</u>	Name: _____
Address: _____	Address: _____
Is parcel actively farmed? _____	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: 5/14/26

 Signature of Applicant

 Signature of Owner (if different)

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: 2728 US 44 Millbrook, NY																		
Project Location (describe, and attach a location map): Silverbrook Manor																		
Brief Description of Proposed Action: Regenerative Agricultural "membership" Club for learning, research, growing, and harvesting together.																		
Name of Applicant or Sponsor: Mindy Yang		Telephone: 917 715 3321																
Address: 2728 U.S. 44		E-Mail: hello@silverbrookmanor.com																
City/PO: Millbrook		State: NY	Zip Code: 12545															
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 checked="" 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 checked="" type="checkbox"/>															
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<div style="display: flex; justify-content: space-between;"> <u>52.5</u> - <u>53.5</u> acres <u>53.5</u> acres </div>																
4. Check all land uses that occur on, are adjoining or near the proposed action: <table style="width: 100%; margin-top: 5px;"> <tr> <td><input type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input checked="" type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input checked="" type="checkbox"/> Other(Specify): Expanded use</td> </tr> <tr> <td><input type="checkbox"/> Parkland</td> <td colspan="4"></td> </tr> </table>				<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other(Specify): Expanded use		<input type="checkbox"/> Parkland				
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<input type="checkbox"/> Forest	<input checked="" type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input checked="" type="checkbox"/> Other(Specify): Expanded use															
<input type="checkbox"/> Parkland																		

Town for Special use

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? <i>w/ special permit</i>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
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 type="checkbox"/>	<input checked="" 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: <i>we have our private well</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" 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	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

