



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

PRE-APPLICATION MEETING REQUEST FORM

SUBMIT THIS FORM IF YOU WOULD LIKE TO SCHEDULE A MEETING WITH THE PLANNING BOARD TO DISCUSS YOUR PROJECT AND ASK QUESTIONS BEFORE YOU FILE A FORMAL APPLICATION.

Submit this Form and four copies, together with the required \$500 fee, 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 any maps or plans you choose to include) 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. If available, you may attach or email plans, survey, pictures, diagrams with dimensions and material samples. These are not required for this meeting but may be helpful.

Name of Applicant - (may be architect, engineer or other design professional): David Krulewitch	
Business Name: Kingston Millbrook I LLC	
Address: 101 Mack Rd Lagrangeville, NY 12540	
Telephone: (917) 622-0610	Email Address: _____
Name of Record Owner(s) of Property: Kingston Millbrook I LLC	
Address: 101 Mack Rd Lagrangeville, NY 12540	
Telephone: (917) 622-0610	Email Address: _____

Applicant Name: David Krulewitch

PROJECT LOCATION:
26 Old Route 82, Millbrook, NY 12545

PARCEL ID #: 135889-6764-01-283600-0000

DESIGN PROFESSIONAL/CONSULTANT NAME (if, any):
Sloan Architects

FIRM ADDRESS:
PO BOX 373 Millbrook, NY 12545

TELEPHONE: (845) 677-5640 EMAIL: _____

DESCRIBE PROJECT:


We are proposing a residential renovation and redevelopment at 26 Old Route 82 (Former Green Briar Nursing Home). We purchased the property in January 2026 with a view to improve the existing conditions. Sloan Architects of Millbrook was engaged to develop a program for the site.

The 4 acre property consists of two adjoining buildings, a 1920s farmhouse and 1970s single story addition. The former use was an assisted living, healthcare facility. We do not intend to propose or operate a health care facility on this site. We believe a higher and better use for the site is as a residential property.

Our preliminary proposal would involve a demolition of the 1970s addition and renovation and rehabilitation of the 1920s farmhouse into eight apartments. We are also proposing four semi-attached townhouses in the location of the former 1970s building. The current plan does not develop the interior 2 acres of the property which abuts numerous other landowners. As of right, we could develop multiple homes in this interior area.

The proposed redevelopment program preserves open space, reduces the existing lot coverage by 3% compared to existing conditions and enables a transformation of a blighted property. The project will bring new tax revenue and add a mix of needed one-bedroom residential to the Town of Washington. Numerous nearby properties south of Route 343 are already operating as multi-family dwellings.

This site is a good fit for multifamily residential as it is connected to Village sewer and within walking distance to the Village of Millbrook and Bennett Park.

SIGNATURE:  DATE: June 18, 2026

REQUIRED: Check for a nonrefundable application fee of \$500.00 made out to the Town of Washington

Applicant Name: David Krulewitch



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 Queens) ss:

David Krulewitch, 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 30-35 33rd st 2R
City Long Island City State NY Zip 11102

I have authorized (name) David Krulewitch of _____

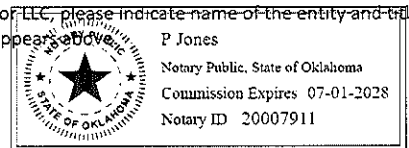
Kingston Millbrook I LLC (name of company) to make the foregoing application to the Town of Washington for approval as described herein for the property located at 26 Old Route 82 Millbrook, NY 12545 Property ID # 135889 -6764 -01-283600 -0000

Signature: *DK* *DK*

State of Oklahoma County of Major

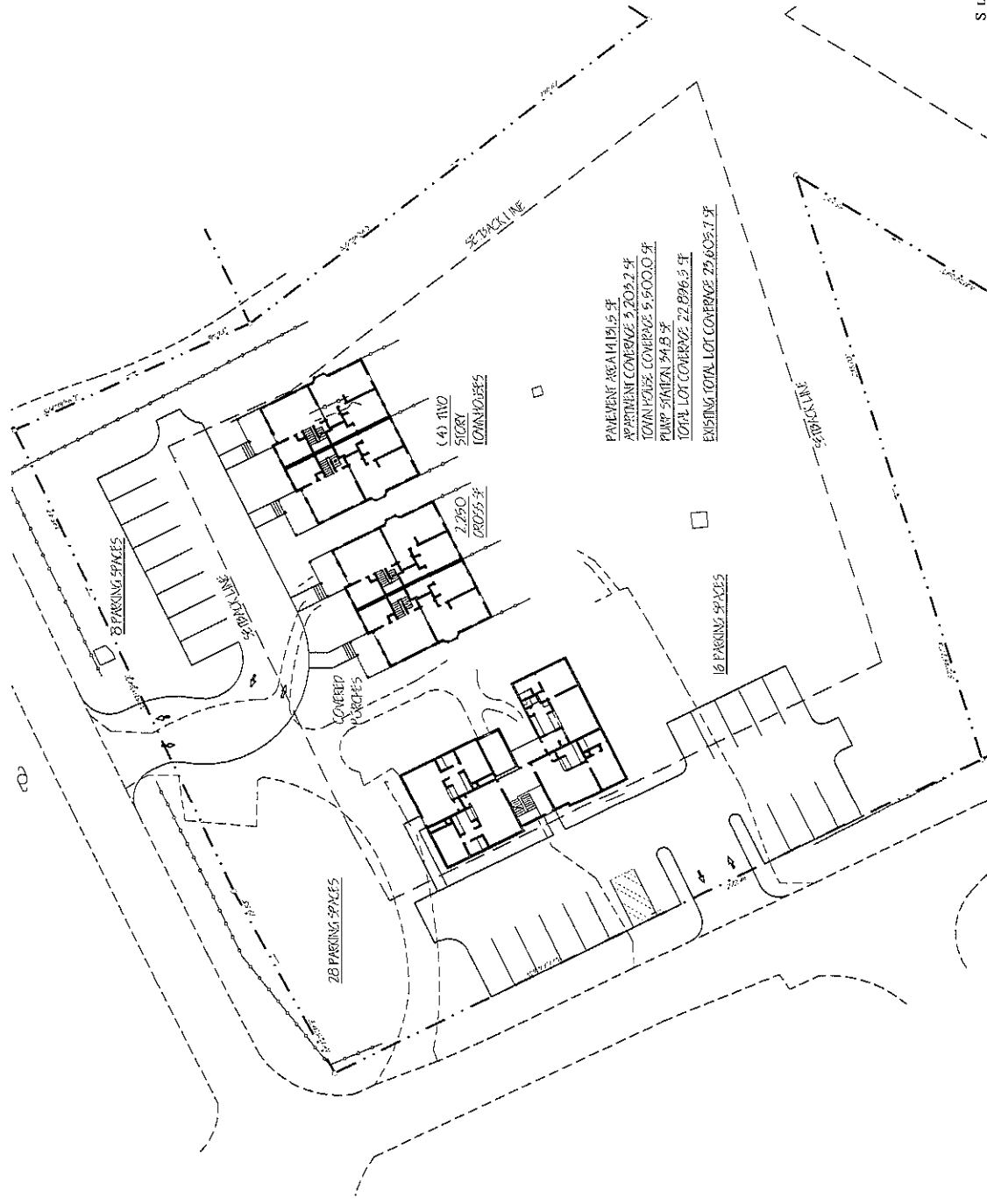
If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above

Sworn to before me this 18 day of June, 20 26
Notary Public *P Jones* Notary Stamp:
Commission expires: 07/01/2028



Notarized Online with NotaryLive.com

Proof of Authority is attached. Type of Authority: Operating Agreement

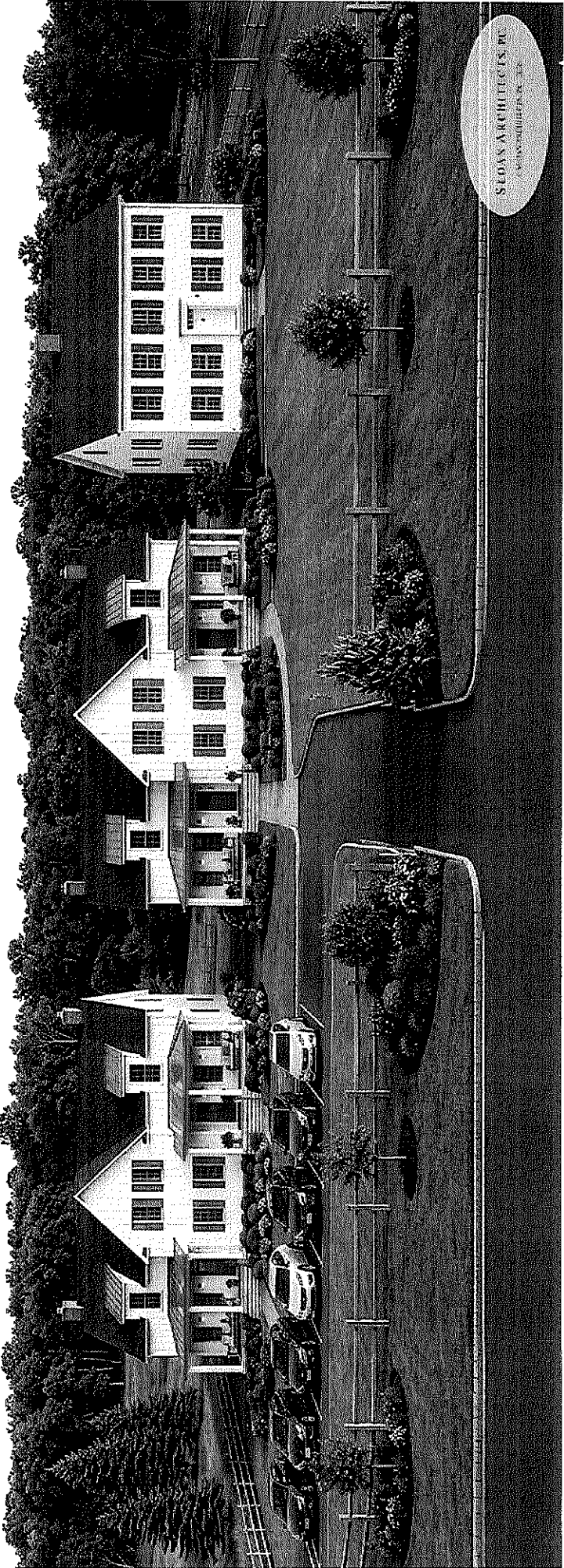


S LOAN ARCHITECTS, P.C.
 P.O. BOX 173
 MILLBRUCK, NY 12545
 Scale: 1" = 40'-0", or as noted
 Date: 5 June 2026
 North

SITE PLAN PROGRAMMING STUDY
 TOTAL OF 8 ONE BEDROOM UNITS AND 4 TWO STORY TOWNHOUSES

Proposed New Apartment Building
 26 Old Route 82
 Millbrook, New York
 S LOAN ARCHITECTS, P.C. 206

Conceptual Rendering - View from Old Route 82
(illustrative purposes only - not to scale)





Notarized by: P Jones
Time: 2026-06-18 16:24:16 UTC
URL: <https://notarylive.com/tu/cdp/HGEQ97>
Access ID: HGEQ97
Pin: 37VCYY

ARTICLE V
Management

5.1. Management of the Company shall be vested in its Operating Managers: **DAVID KRULEWITCH** (who shall also serve as President), **WILLIAM B. HARRIGAN, JR.** (who shall also serve as Vice President) and **E. PETER KRULEWITCH** (who shall also serve as Vice President); who shall act by majority vote. No Member will take part in or interfere in any manner with the conduct or control of the business of the Company or have any right or authority to act for or bind the Company except as provided in this Agreement.

5.2. The Operating Manager shall hold office for the term for which elected and until a successor has been elected and qualified. A vacancy in the office of Operating Manager arising from any cause may be filled for the unexpired portion of the term by the Members.

5.3. Any Operating Manager may resign at any time by giving written notice to the Members. Any such resignation shall take effect at the time specified therein or, if the time is not specified therein, upon the receipt thereof, irrespective of whether any such resignations shall have been accepted.

5.4. The Company shall be managed by the Operating Manager and the conduct of the Company's business shall be controlled and conducted solely and exclusively by the Operating Manager in accordance with this Agreement. In addition to and not in limitation of any rights and powers conferred by law or other provisions of this Agreement, the Operating Manager shall have and may exercise on behalf of the Company all powers and rights necessary, proper, convenient or advisable to effectuate and carry out the purposes, business and objectives of the Company, and to maximize Company profits. Such powers shall include, without limitation, the following:

- 1) To open accounts and deposit and maintain funds in the name of the Company in banks or savings and loan associations;
- 2) To determine the appropriate accounting method or methods to be used by the Company;
- 3) To commence lawsuits and other proceedings;
- 4) To retain accountants, attorneys or other agents to act on behalf of the Company;
- 5) To execute, acknowledge and deliver any and all instruments to effectuate the foregoing, and to take all such action in connection therewith as the Operating Manager deem necessary or appropriate.

5.5. **DAVID KRULEWITCH** shall serve as Tax Matters Member as such term is defined in Code Section 623) 1 (a)(7).