

**Town of Washington Planning Board Resolution
Site Plan and Special Use Permit Approval**

301 N. Tower Hill Road (Mima's Farm)

Town of Washington Planning Board member Eric Alexander offered the following resolution, which was seconded by member Anne Hall as follows:

WHEREAS, the applicant and property owner, Rima Farah (the "Applicant"), requests special use permit approval pursuant to Town of Washington Code (the "Code") §165-41 and site plan approval pursuant to Code §165-126 to use an existing 1,300 sq. ft. guesthouse as an accessory dwelling unit (the "Project"); and

WHEREAS, the existing structure contains two (2) bedrooms and is located on a 26.34-acre lot in the RR-10 Zoning District at 301 N. Tower Hill Road, which is further identified as Tax Parcel No. 6966-00-575147 (the "Property"); and

WHEREAS, in addition to the proposed guesthouse, the Property is improved with a primary single-family residence, where Applicant resides, and accessory structures including stables and sheds; and

WHEREAS, no new construction is proposed as part of the Project; and

WHEREAS, as part of the application, Applicant submitted a Short Environmental Assessment Form ("SEAF") Part 1, dated April 16, 2026, pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 5, 2026, the Town of Washington Planning Board (the "Planning Board") determined that the Project is a Type II Action pursuant to SEQRA and 6 NYCRR §617.5(c)(18), for which no further environmental review is necessary; and

WHEREAS, referral to the Dutchess County Department of Planning and Development pursuant to General Municipal Law (“GML”) §239-m was not required because, pursuant to the Referral Reduction Agreement between the Town of Washington and Dutchess County, referral of site plans for residential uses are exempt from referral; and

WHEREAS, the Planning Board held the duly-noticed public hearing on June 2, 2026 at its regularly-scheduled public meeting, and at which all those who wished to be heard were heard.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board finds that the submitted application fulfills the special permit conditions set forth in Code §165-119, site plan standards as contained in Code §165-130, and the Project will otherwise be consistent with the purpose of the Code and Comprehensive Plan.

BE IT FURTHER RESOLVED that the Planning Board grants site plan and special use permit approval for the Project, 301 N. Tower Hill Road (Mima’s Farm).

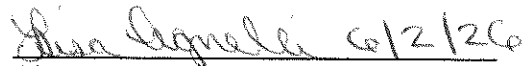
BE IT FURTHER RESOLVED that the Planning Board's site plan and special use permit approvals are conditioned on the following:

1. Payment of all fees including Planning Board consultant review fees.
2. Pursuant to Code §165-123, if the special use ceases for more than twelve (12) months for any reason, or Applicant fails to obtain the necessary building permit, or fails to comply with these conditions within six (6) months of the date of authorization, the special permit shall be deemed to be expired.
3. Pursuant to Code §165-41(E), only one accessory residential housing unit per lot is permitted.
4. Pursuant to Code §165-41(C), Applicant (as owner) must continue to reside on the lot containing the residential accessory unit.
5. Applicant’s compliance with all municipal regulations.

The foregoing resolution was duly put to a vote which resulted as follows:

	YEA	NAY
Doug Giles, Chair	<u>X</u>	_____
Emily Abrahams	<u>X</u>	_____
Eric Alexander	<u>X</u>	_____
Adam Brandow	<u>X</u>	_____
Nicole Drury	<u>X</u>	_____
Anna Hall	<u>X</u>	_____
Jon Vesey	<u>Absent</u>	_____
David Purcell (alternate)	<u>X</u>	_____

Dated: Millbrook, New York
June 2, 2025



Lisa Agnelli, Secretary
Town of Washington Planning Board