



*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: Jonathan Bachman

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) | 135889-6565-00-844891-0000 |
| Name of Property Owner | Jonathan, Teri, Stanley, Gloria Bachman |
| Property Street Address | 5028-5030 Route 82 Salt Point NY 12578 |
| Number of Acres | .68 |
| Zoning District from Zoning Map | RL-5 |
| Describe the Current Use of the Property | Multi-Family 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 checked="" type="checkbox"/> NO |

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Applicant Name: Jonathan Bachman

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”).
- N/A 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)

- N/A 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: Jonathan Bachman

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:

Permit to rent existing guest house as a residential rental. Parking area is large enough to accomodate as is existing well and septic.

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

Yes _____ No X If yes, please list in detail:

F. Total acreage involved in the application. .02

G. Total contiguous acreage controlled by the applicant/owner. .68
(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:

| | |
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Applicant Name: Jonathan Bachman

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 3

I. Types of existing structures (list):
Main house, Guest house, shed

J. Total square footage of all new construction. NO NEW CONSTRUCTION

K. Estimated value of new construction or addition. NO NEW CONSTRUCTION

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: Guest house as rental

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

| | |
|---------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 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: Jonathan Bachman

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** N/A

Number of lots proposed: _____

Size of the smallest lot proposed: _____

Size of the largest lot proposed: _____

B. **DRIVEWAYS** N/A

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: Jonathan Bachman

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 | \$1500.00 | 6/23/26 |
| 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 | \$600.00 | 6/23/26 |
| 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: Jonathan Bechman

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: 6/23/26


Signature of Applicant

Signature of Owner (if different)