

Applicant Name: KELLEHER

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)	6965-00-496730-00
Name of Property Owner	Sean and Julie Kelleher
Property Street Address	672 Tower Hill Road, Millbrook NY
Number of Acres	36.80 ac
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property	Residential
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	☒ YES ☐ 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?	☐ YES ☒ NO

Dutchess County Tax Map Number (1234-00-123456-0000)	6965-00-621760
Name of Property Owner	Sean and Julie Kelleher
Property Street Address	644 Tower Hill Road, Millbrook NY
Number of Acres	72.02 ac
Zoning District from Zoning Map	RR-10
Describe the Current Use of the Property	Residential/ Agriculture
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	☒ YES ☐ 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?	☐ YES ☒ 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?	☐ YES ☐ 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?	☐ YES ☐ NO

Applicant Name: KELLEHER

I. The following must be answered for **ALL APPLICATIONS**:

A. APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit	_____	Preliminary Subdivision Plan	_____
Sketch Plan	_____	Lot Line Revision	<u>✓</u>
Site Plan	_____	Final Subdivision Plan	_____

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.
- ✓ 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 - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org)) – note ALL owners must sign, including both spouses.
- ✓ Consent to Inspection - [file.html \(washingtonny.org\)](http://file.html(washingtonny.org))
- _____ Section 809 Ethics Statement
- ✓ 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/eafrmapper>. 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 (found at <https://washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/1688-agricultural-data-statement-pdf/file.html>)
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? 21
- _____ Wetland Permit Application (found at <https://www.washingtonny.org/document-center/planning-board-minutes/planning-board-forms-general-information/planning-board-application-forms-general-information/33-wetland-permit-form-1/file.html>)
Please review Zoning Code Section 396 to determine if a permit is required in your specific instance.

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A Wetlands Application may be required if the proposed activity is:

- within 50 feet of the boundary of a wetland that is at least $\frac{1}{4}$ 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:

Lot Line Change conveying 26.80 ac from the property located at 672 Tower Hill Road and
combining that into the property at 644 Tower Hill Road. The resultant of this will be
a 10.00 acre lot at 672 Tower Hill Rd. and a 98.83 acre lot at 644 Tower Hill Rd.

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

Yes ☒ No ☐ If yes, please list in detail:

Agricultural and Forestry exemptions

F. Total acreage involved in the application. 108.82 ac

G. Total contiguous acreage controlled by the applicant/owner. 108.82 ac

(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)	6965-00-496730-00
Name of Property Owner	Sean and Julie Kelleher
Property Street Address	672 Tower Hill Road
Number of Acres	36.80 ac

Dutchess County Tax Map Number (1234-00-123456-0000)	6965-00-621760
Name of Property Owner	Sean and Julie Kelleher
Property Street Address	644 Tower Hill Road
Number of Acres	72.02 ac

Applicant Name: KELLEHER

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 5

I. Types of existing structures (list):

672 Tower Hill Rd. 1 House

644 Tower Hill Rd. house, barn, garage, shed

J. Total square footage of all new construction. N/A

K. Estimated value of new construction or addition. _____

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:

Professional Engineer

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Attorney

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Licensed Land Surveyer

Name: Brian Houston L. S.

Address: Po Box 629

Millbrook, NY 12545

Email Address: blyandhouston@aol.com

Telephone Number: 845-677-5619

Other Type of

Professional: _____

Name: _____

Address: _____

Email Address: _____

Telephone Number: _____

Applicant Name: KELLEHER

- 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: 0
Size of the smallest lot proposed: 10.00 ac
Size of the largest lot proposed: 98.83ac

B. **DRIVEWAYS**

Number of private driveways proposed: 0
Number of common driveways proposed: 0
Maximum number of lots served by a common driveway: _____

- C. Preliminary Plat includes 108.82 acres and tentatively includes 0 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is 0 (define your measure in acres or square feet).

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

- E. Does subdivider intend to submit a single subdivision plat for filing with the County Clerk for all property in the Preliminary Plat? Yes X No _____
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: KELLEHER

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		
Plus the below amount:				
	Projects under \$10,000.00 in development costs	\$2,000.00		
	Projects with \$10,001.00 - \$50,000.00 in development costs	\$5,000.00		
	Projects over \$50,001.00 in development costs	\$10,000.00		
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		
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		

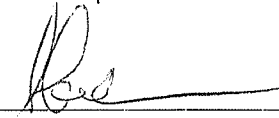
* To be paid whether or not the Planning Board waives the requirements for Final Approval.

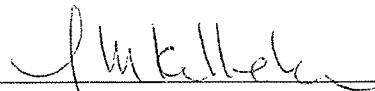
Applicant Name: KELLEHER

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.

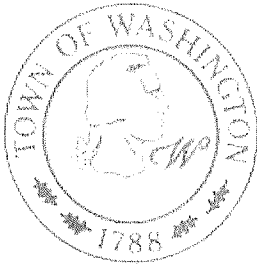
Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$ 2700.

Dated: 5/13/21


Signature of Applicant


Signature of Owner (if different)

Applicant Name: KELLEHER



Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtontny.org

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of NEW YORK }
County of DUTCHESS } ss:

Brian Houston being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for Lot Line Change 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 11 Elm Drive, Millbrook, NY in the County of Dutchess and the State of New York.
3. That he/she is the Land Surveyor 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

Sworn To and Subscribed Before me
This 14 Day of April 2026

David M. Fountain
Notary Public, State of New York
Commission Number: 01FO6016940
Qualified in Dutchess County
Commission Expires November 30 2026



Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Millbrook,
NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtontny.org

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Kings } SS:

Stephen Kelleher

LESLIE O. DEBERRY
Notary Public, State of New York
Reg. No. 01DE6071388
Qualified in Kings County
Commission Expires April 28, 2030

Leslie O. DeBerry Leslie O. DeBerry

being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

None

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

None

3. That he/she understands that the Town of Washington 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

Agent/Owner

Leslie O. DeBerry
Notary Public

Applicant Name: KELLEHER



Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667 Mt
NY 12545 • (845) 677-3419 EXT 1
planningboard@washingtontny.ny.us

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Kings } ss:

LESLIE O. DEBERRY
Notary Public, State of New York
Reg. No. 01DE6071388
Qualified in Kings County
Commission Expires April 28, 2030

Leslie O. Deberry

Julie Kelleher being duly sworn, deposes and says:

1. Pursuant to §803 of the General Municipal Law the following municipal officer(s) or employee(s), and any of their family members, outside employers, business associates, clients or campaign contributors, have, or will later acquire, an ownership position, employment position, or other contractual interest in the proposed project: (Insert name, home address and municipal position held. Attach additional pages as necessary.)

None

2. That the interest of said municipal officer(s) or employee(s) is: (Detail the nature and extent of the interest. Attach additional pages as necessary.)

None

3. That he/she understands that the Town of Washington 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.

J. Kelleher
Agent/Owner

Agent/Owner



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 _____) ss:

Julie Kelleher _____, 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 409 Echo Spu

City Park City State UT Zip 84060

I have authorized (name) Brian Houston L.S. of (Company) Bly and Houston Inc. Land Surveyors to make the foregoing application to the Town of Washington for approval as described herein for the property located at 672 and 644 Tower Hill Road

Property ID # 6965 -

00 - 496730 - 00

LESLIE O. DEBERRY
Notary Public, State of New York
Reg. No. 01DE6071388
Qualified in Kings County
Commission Expires April 28, 2030

Julie Kelleher
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
13th day of August, 2020
Notary Public Leslie O. DeBerry
Leslie O. DeBerry

Notary Stamp: commission expires: April 28, 2030



Washington

TOWN OF WASHINGTON
BUILDING DEPARTMENT
10 Reservoir Dr, PO Box 667
Millbrook, NY 12545
845-677-3419

PLEASE NOTE: If ownership is held jointly or in partnership, each owner and/or partner must sign a separate owner's endorsement. If the owner or owners are making the application, this endorsement is not required.

OWNER'S ENDORSEMENT

STATE OF NEW YORK)
COUNTY OF _____) ss:

Stephen Kelleher

, being duly sworn, deposes and says:

I am: (check one)

- ☐ 1. the sole owner in fee
- ☒ 2. a part owner in fee
- ☐ 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.
- ☐ 5. member/owner(s) of Limited Liability Corporation (LLC).

(If you checked #3, #4 or #5, please provide proof of legatee (ie: Corporate Resolution, Surrogate Letter, Executor of the Will, Certified Letter of Testamentary, Letter of Administration, Attorney-Opinion Letter, Letter of Probate, Power of Attorney, etc.)

I reside at 409 Echo Spur

City Park City State UT Zip 84060

I have authorized (name) Brian Houston L.S.

(Company) Bly and Houston Inc. Land Surveyors
to make the foregoing application to the Town of Washington for approval as described herein for the
property located at 672 and 644 Tower Hill Road
property ID # 6765 - 00 - 496732 - 00

Signature

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

Sworn to before me this
13th day of August, 2020.

Notary Public Leslie O. DeBerry
Leslie O. DeBerry

Notary Stamp:

LESLE O. DEBERRY
Notary Public, State of New York
Reg. No. 01DE6071388
Qualified in Kings County
Commission Expires April 28, 2030



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:

Stephen Kelleher and Julie Kelleher
Owner Name Owner Name

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

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

690.5 - 00 - 496732 00

That the undersigned (has) (have) filed, or cause to be filed, an application with the Town of Washington for the following:

☐ Assessment Review	☐ Building Permit
☐ Municipal Search	☒ Planning Board Application
☐ 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.

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.

Signature

Stephen Kelleher

Print Name

Dated: 8/13/26

Signature

Julie Kelleher

Print Name

Dated: 8/13/26

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

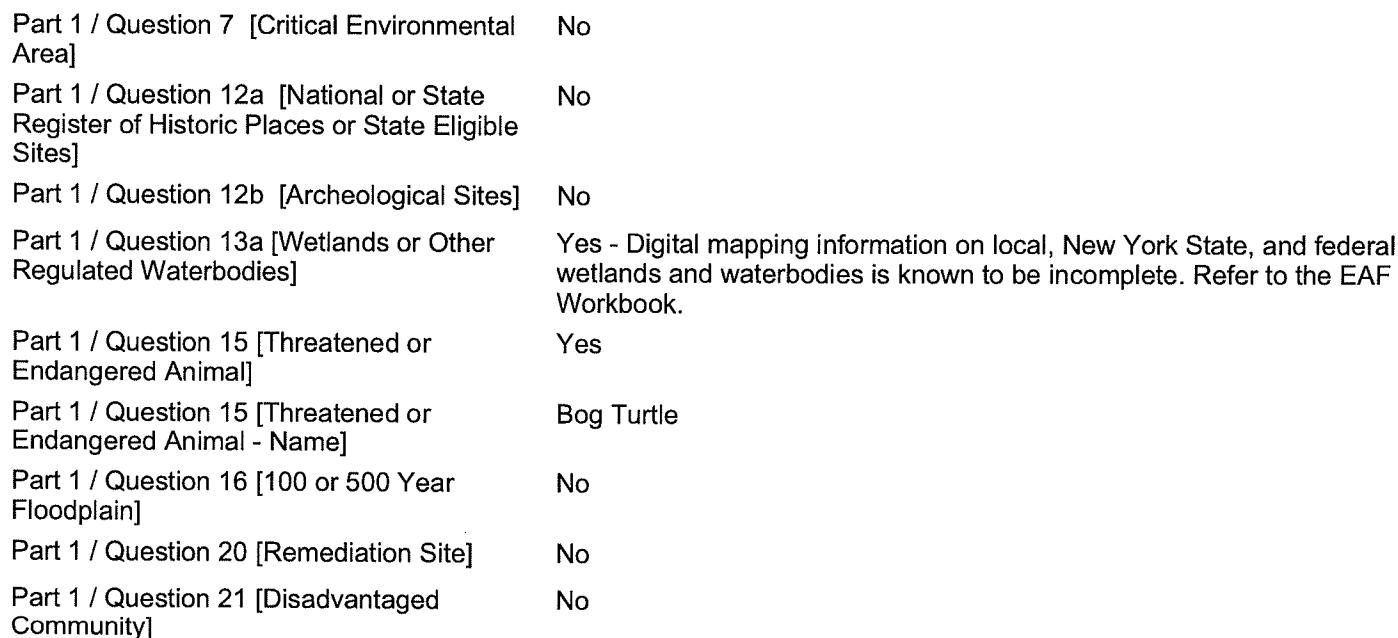
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

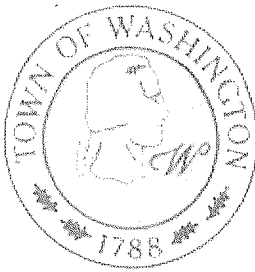
Complete all items in Part 1. You may also provide any additional information you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: LOT LINE CHANGE PREPARED FOR KELLEHER			
Project Location (describe, and attach a location map): 644 TOWER HILL ROAD AND 672 TOWER HILL ROAD, MILLBROOK NY			
Brief Description of Proposed Action: THE OWNER PROPOSES TO COMPLETE A LOT LINE CHANGE BETWEEN TWO PARCELS OWNED BY THE APPLICANT. PARCEL # 496730 WHICH IS 36.80 ACRES PRIOR TO THE LOT LINE CHANGE IS PROPOSED TO CONVEY 26.80 ACRES TO PARCEL #621760 WHICH IS 72.02 ACRES PRIOR TO THE LOT LINE CHANGE. PARCEL #496730 SHALL BE 10.00 ACRES AFTER THE LOT LINE CHANGE AND PARCEL #621760 SHALL BE 103.83 ACRES.			
Name of Applicant or Sponsor: SEAN AND JULIE KELLEHER		Telephone: 973-452-3727	
		E-Mail: SSKELLE@GMAIL.COM	
Address: 644 TOWER HILL RD			
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 YES ☒ ☐
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 YES ☒ ☐
3. a. Total acreage of the site of the proposed action?		<u>72.02 + 36.80</u> acres	
b. Total acreage to be physically disturbed?		<u>0.0</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>108.82</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☒ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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:	☒	☐	
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?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐	
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:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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	
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?	☒	☐	
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?	☐	☒	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☒ Forest ☒ Agricultural/grasslands ☐ Early mid-successional ☒ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Bog Turtle	NO	YES
	☐	☒
16. Is the project site located in the 100-year or 500-year flood plain?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☐	☐
	☐	☐
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☒	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community? If No, could impacts from the project affect a disadvantaged community? If Yes to either question in 21, answer the following question. a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):	NO	YES
	☒	☐
	☐	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Brian Austin</u> Date: <u>8/14/26</u> Signature: <u>BRIAN HOUSTON L.S.</u> Title: _____		





Washington

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PLANNING BOARD**

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NY 12545 • (845) 677-3419 EXT 112 •
planningboard@washingtontownny.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): SEAN AND JULIE KELLEHER

Address: 644 TOWER HILL ROAD, MILLBROOK, NY 12545

Telephone: 973-452-3727

Email Address: SSKELLE@GMAIL.COM

Description of Project: LOT LINE CHANGE CONVEYING 26.80 ACRES FROM THE PROPERTY LOCATED AT 672 TOWER HILL RD AND COMBINING THAT INTO THE PROPERTY AT 644 TOWER HILL RD. THE RESULT OF THIS WILL BE A 10.00 ACRE LOT AT 672 TOWER HILL RD AND A 98.83 ACRE LOT AT 644 TOWER HILL RD.

Tax Map Numbers of all Parcels: 6965-00-496730-00 & 6965-00-621760-00

Address of Project: 644 & 672 TOWER HILL ROAD

APPROVAL REQUESTED FOR (check all that apply):

Special Use Permit ☐

Sketch Plan ☐

Site Plan ☐

Preliminary Subdivision Plan ☐

Lot Line Revision ☒

Final Subdivision Plan ☐

Is the project site located within an Agricultural District? Yes ☒ No ☐
If yes, Agricultural District Number? 21

Is any portion of the project site currently actively farmed? Yes ☒ No ☐

Name of person farming the site: DOUG GILES

Does this person ☒ RENT or ☐ OWN the land?

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

Name: WILLIAM J D HEWITT

Address: 105 BONTECOU RD

MILLBROOK, NY 12545

Is parcel actively farmed? YES

Name: RALLY FARM II LLC

Address: 4754 ROUTE 44

MILLBROOK, NY 12545

Is parcel actively farmed? YES

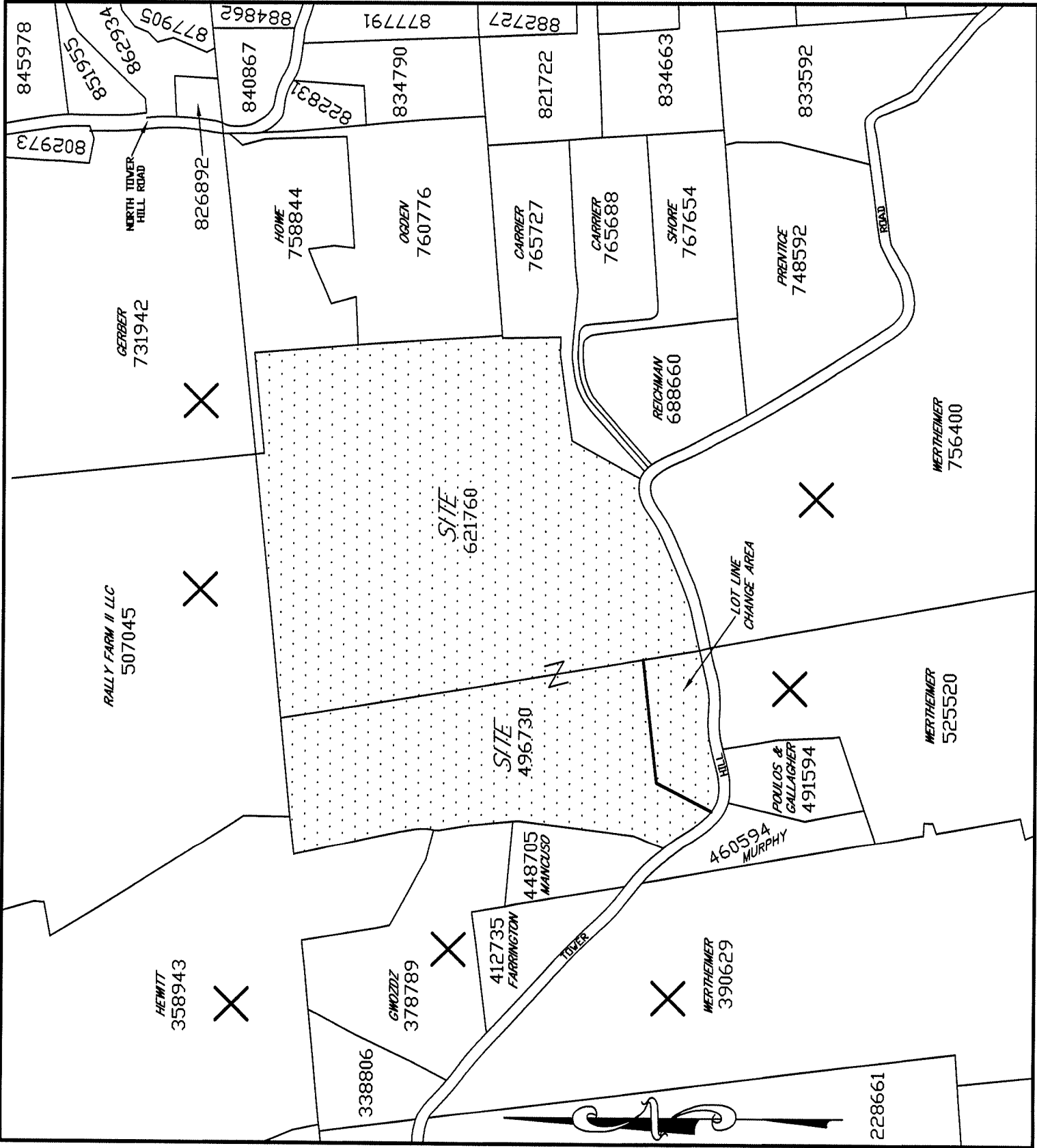
Name: <u>ALAIN WERTHEIMER</u> Address: <u>9 W 57TH ST, FL 44</u> <u>NEW YORK, NY 10019</u> Is parcel actively farmed? <u>YES</u>	Name: <u>BRADFORD J. GERBER TRUST</u> Address: <u>19922 WILKENSON-LEAS RD</u> <u>TEQUESTA, FL 33469</u> Is parcel actively farmed? <u>YES</u>
Name: <u>SUSAN & JOSEPH GWOZDZ</u> Address: <u>3300 ROUTE 343, FL2</u> <u>AMENIA, NY 12501</u> Is parcel actively farmed? <u>YES</u>	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: 8/14/26
Brian Houghton L.S.
Signature of Applicant

Signature of Owner (if different)



845978

851935

862934

877905

884862

840867

877791

834790

882727

821722

834663

833592

802973

NORTH TOWER
HILL ROAD

826892

GERBER
731942

HOME
758844

ODDEN
760776

CARRIER
765727

CARRIER
765688

SHORE
767654

PRENTICE
748592

ROAD

REICHMAN
688660

WERTHEIMER
756400

SITE
621760

RALLY FARM II LLC
507045

SITE
496730

LOT LINE
CHANGE AREA

POULOS &
GALLAGHER
491594

46059A
MURPHY

WERTHEIMER
525520

448705
MANCUSO

412735
FARRINGTON

GWODZ
378789

338806

HEWITT
358943

WERTHEIMER
390629

228661



26-NAA-DU-82930

3860
198
3900
4100

EXECUTOR'S DEED

THIS INDENTURE, made the 7th day of April, 2026, BETWEEN

MARK C. WINMILL, as Executor of the Estate of David J. Conklin a/k/a David John Conklin a/k/a David Conklin, late of Dutchess County, who died on July 10, 2023, and MARK C. WINMILL, as Trustee of the Testamentary Trusts Created in the Last Will and Testament of David J. Conklin, residing at 640 Smithfield Road, Millerton, New York 12546, as party of the first part, and

STEPHEN SEAN KELLEHER and JULIE MARGAUX KELLEHER, as husband and wife, residing at 409 Echo Spur, Park City, Utah 84060, as party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary and Letters Trusteeship were issued by the Surrogate's Court, Dutchess County on August 28, 2023, and by virtue of the power and authority given in and by said last will and testament, and in consideration of Nine Hundred Seventy-Five Thousand (\$975,000.00) Dollars actual consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF WASHINGTON, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING AND INTENDED TO BE a part of the same premises conveyed to David Conklin by Deed from Suzanne J. Conklin dated January 28, 2006 and recorded in the Dutchess County Clerk's Office on February 3, 2006, as Document No. 02-2006-1074. David Conklin died 7/10/2023 and Letters Testamentary and Letters of Trusteeship were granted to Mark C. Winmill on 8/28/2023 in the Dutchess County Surrogate's Court (File No. 2023-727).

TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER WITH the appurtenances and all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

Schedule A Description

Underwriter No. 697-D-82930

Title Number 26-NRA-DU-82930

Policy Number: 50264836-0042395e

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✓
ALL that certain plot, piece or parcel of land situate, lying and being in the Town of Washington, County of Dutchess and State of New York, known and designated as Tax Grid Number 135889-6965-00-496730-00 and being 36.16 acres.

26-NMA-24-88931 1/25/24 39. 60

EXECUTOR'S DEED

THIS INDENTURE, made the 7th day of April, 2026, BETWEEN

MARK C. WINMILL, as Executor of the Estate of David J. Conklin a/k/a David John Conklin a/k/a David Conklin, late of Dutchess County, who died on July 10, 2023, and MARK C. WINMILL, as Trustee of the Testamentary Trusts Created in the Last Will and Testament of David J. Conklin, residing at 640 Smithfield Road, Millerton, New York 12546, as party of the first part, and

STEPHEN SEAN KELLEHER and JULIE MARGAUX KELLEHER, as husband and wife, residing at 409 Echo Spur, Park City, Utah 84060, as party of the second part,

WITNESSETH, that the party of the first part, to whom Letters Testamentary and Letters Trusteeship were issued by the Surrogate's Court, Dutchess County on August 28, 2023, and by virtue of the power and authority given in and by said last will and testament, and in consideration of One Million Three Hundred Twenty-Five Thousand (\$1,325,000.00) Dollars actual consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece, or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the TOWN OF WASHINGTON, County of Dutchess, and State of New York, more particularly bounded and described as is set forth on Schedule "A" annexed hereto.

BEING AND INTENDED TO BE a part of the same premises conveyed to David Conklin by Deed from Suzanne J. Conklin dated January 28, 2006 and recorded in the Dutchess County Clerk's Office on February 3, 2006, as Document No. 02-2006-1074. David Conklin died 7/10/2023 and Letters Testamentary and Letters of Trusteeship were granted to Mark C. Winmill on 8/28/2023 in the Dutchess County Surrogate's Court (File No. 2023-727).

TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER WITH the appurtenances and all the estate which the said decedent had at the time of decedent's death in said premises, and also the estate therein, which the party of the first part has or has power to convey or dispose of, whether individually, or by virtue of said will or otherwise; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

Schedule A Description

Underwriter No. 697-D-82931

Title Number 26-NRA-DU-82931

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ALL that certain plot, piece or parcel of land situate, lying and being in the Town /
of Washington, County of Dutchess and State of New York, known and
designated as Tax Grid Number 135889-6965-00-621760-00 and being 72.9
acres.

