

Applicant Name: **Matthew Pfisterer & Lisa Lahey-Pfisterer**

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)	1358898-6566-02-618812-0000
Name of Property Owner	Matthew Pfisterer & Lisa Lahey-Pfisterer
Property Street Address	2444 Salt Point Turnpike Rear, Washington, NY 12514
Number of Acres	0.64
Zoning District from Zoning Map	RL-5 Low Density Residential
Describe the Current Use of the Property	Accessory Dwelling Unit
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

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: **Matthew Pfisterer & Lisa Lahey-Pfisterer**

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 _____
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 – (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? _____
- ☐ 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: **Matthew Pfisterer & Lisa Lahey-Pfisterer**

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:

The property is currently improved by a manufactured housing unit that was approved in 2009 as emergency housing for Susan Lahey, who was the later mother-in-law/mother of the property owners, Matthew Pfisterer and Lisa Lahey-Pfisterer. Ms. Lahey passed away in 2024, and the property owners would like to retain the dwelling as an accessory residential housing unit. The property owners intend to use the unit for their own use.

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

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

F. Total acreage involved in the application. **0.64 acres**

G. Total contiguous acreage controlled by the applicant/owner. **1.91 acres**

(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)	132400-6566-02-588815-0000
Name of Property Owner	Matthew Pfisterer & Lisa Lahey-Pfisterer
Property Street Address	2444 Salt Point Tpke, Clinton, NY 12514
Number of Acres	1.27

Dutchess County Tax Map (1234-00-123456-0000)	1358898-6566-02-618812-0000
Name of Property Owner	Matthew Pfisterer & Lisa Lahey-Pfisterer
Property Street Address	2444 Salt Point Tpke, Clinton, NY 12514
Number of Acres	0.64

Applicant Name: **Matthew Pfisterer & Lisa Lahey-Pfisterer**

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). **1**

I. Types of existing structures (list):

2010 Colony house manufactured home; accessory residential housing unit.

J. Total square footage of all new construction **n/a**

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:

Professional Engineer Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____	Licensed Land Surveyor Name: _____ Address: _____ _____ Email Address: _____ Telephone Number: _____
Attorney Name: Michael Riolo Address: The Riolo Law Firm PLLC 487 E Main St, Suite 130 Mount Kisco, NY 10549 Email Address: michael@riololawfirm.com Telephone Number: 914-458-2252	Other Type of Professional Name: Lawrence Mango Address: % Giner Realty 26 Valley Road Katonah, NY 10536 Email Address: :Larry@ginerrealty.com Telephone Number: (862) 596-2234

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer

- 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.

The application is subject to referral to the County Planning Board pursuant to GML 239-m.

The Town Planning Board has not yet made any such referral.

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: Matthew Pfisterer & Lisa Lahey-Pfisterer

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	\$1,500.00	
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	\$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.

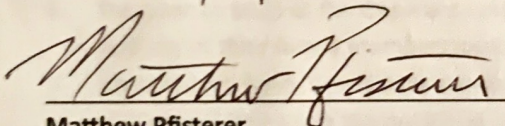
Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer

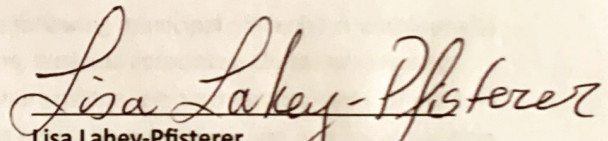
The applicant will periodically be advised as to the need to replenish the escrow account. Any unexpended escrow deposit will be returned to the applicant at the completion of review of the application.

Please note here the total amount of the check you are including for the Application Fee and Escrow Deposit. \$0.00.

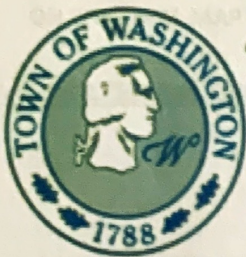
Please note that \$600.00 permit fee has previously been funded by the property owner for a previous application that did not advance for Planning Board consideration; in addition, a \$1,500.00 escrow was funded and additional fees were expended by the Township over and above the escrow funded to correct an erroneous original classification of the property as a mobile home instead of a manufactured home.

Dated: 8/8/2026


Matthew Pfisterer
Owner


Lisa Lahey-Pfisterer
Owner

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer



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

DISCLOSURE OF BUSINESS INTEREST

State of New York }
County of Dutchess } ss: 054 645629

Matthew Pfisterer 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.)

n/a

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.)

n/a

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.

Matthew Pfisterer
Matthew Pfisterer

Agent/Owner

Lisa Lahey-Pfisterer
Lisa Lahey-Pfisterer

Agent/Owner

Jessica Brooke Lapolla
Notary Public



Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer

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:

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer

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:

Applicant Name: **Matthew Pfisterer & Lisa Lahey-Pfisterer**

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

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:

Pfisterer ADU

Project Location (describe, and attach a location map):

2444 Salt Point Turnpike Rear, Washington NY 12514

Brief Description of Proposed Action:

The property owners were granted a special permit and area variance in 2009 to site a mobile home on their property to house their elderly parents. Because their parents have passed away, they now seek permission to maintain the mobile home as an accessory dwelling unit to be rented to a long-term tenant.

Name of Applicant or Sponsor:

Matthew Pfisterer

Telephone: 845-489-8383

E-Mail: pfismat@gmail.com

Address:

2444 Salt Point Turnpike

City/PO:

Clinton

State:

NY

Zip Code:

12514

1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?

NO

YES

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.



2. Does the proposed action require a permit, approval or funding from any other government Agency?

NO

YES

If Yes, list agency(s) name and permit or approval: Town of Washington Planning Board Special Use Permit



3. a. Total acreage of the site of the proposed action?

EA acres

b. Total acreage to be physically disturbed?

n acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?

1.91 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:

5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)

☐ Forest ☐ Agriculture

☐ Aquatic ☐ Other(Specify):

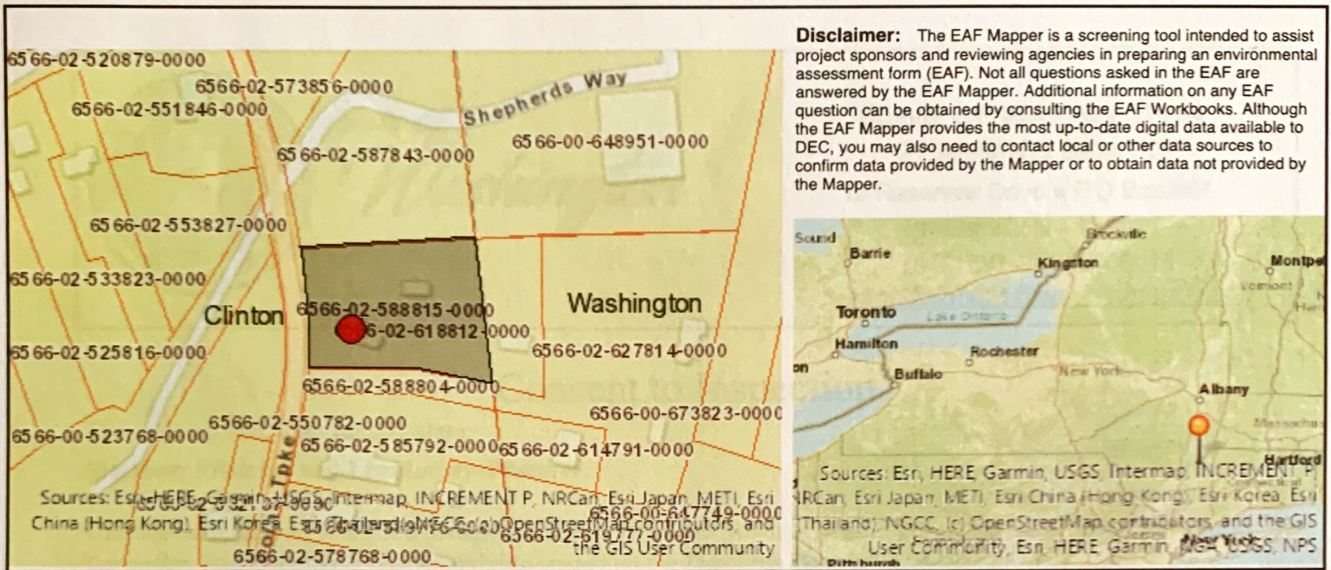
☐ Parkland

5. Is the proposed action,	NO	YES	N/A
a. <u>A permitted use under the zoning regulations?</u>	☐	☒	☐
b. <u>Consistent with the adopted comprehensive plan?</u>	☐	☒	☐
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	☐	☒	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	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. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☐	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☐	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	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. <u>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?</u>	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: _____ _____ _____			

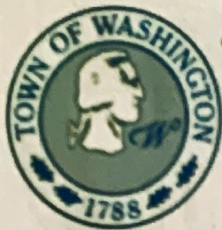
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☐	☒
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: _____ _____ _____		
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>MATTHEW PFISTERER</u> Date: <u>8/8/2026</u>		
Signature: <u><i>Matthew Pfisterer</i></u> Title: _____		

EAF Mapper Summary Report

Sunday, May 18, 2025 8:55 PM



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	No



Town of
Washington

**TOWN OF WASHINGTON
PLANNING BOARD**

10 Reservoir Drive • P.O. Box 667

Millbrook, NY 12545

(845) 677-3419 EXT 116

planningboard@washingtonny.org

Consent to Inspection

The undersigned, does hereby state:

Matthew Pfisterer and Lisa Lahey-Pfisterer

That the undersigned is/are the owner(s) of the premises in Town of Washington, located at **2444 Salt Point Turnpike, Rear**, which is shown and designated on the Dutchess County Tax Map as:

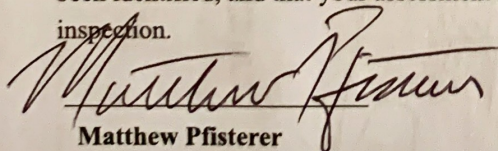
1358898-6566-02-618812-0000

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	<u>✓</u> Planning Board Application
_____ Zoning Board of Appeals Application	

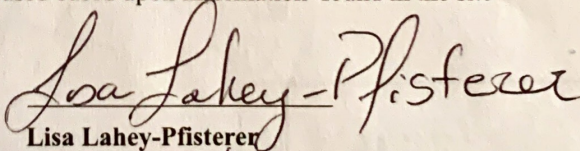
That the undersigned do(es) hereby give consent to representatives of the Town of Washington, including but not limited to the Building Inspector, Zoning Administrator, or Assessor of the Town of Washington to enter upon the above described property, including any and all buildings located thereon, to 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.


Matthew Pfisterer

Dated:

6/8/2026


Lisa Lahey-Pfisterer

Dated:

8/8/2026

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer



*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:

Matthew Pfisterer and Lisa Lahey-Pfisterer, 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 2444 Salt Point Turnpike

City Clinton State NY Zip 12514

I have authorized (name) _____ of (Company) _____ to make the foregoing application to the Town of Washington for approval as described herein for the property located at _____ Property ID # _____

_____-_____-_____-

_____-_____-_____- 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

_____ day of _____, 20____.

Notary Public _____ Notary Stamp: commission expires:

_____ Proof of Authority is attached. Type of Authority: _____

Applicant Name: Matthew Pfisterer & Lisa Lahey-Pfisterer



*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:

~~Matthew Pfisterer and Lisa Lahey Pfisterer~~, 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 2444 Salt Point Turnpike

City Clinton State NY Zip 12514

I have authorized (name) _____ of (Company) _____
to make the foregoing application to the
Town of Washington for approval as described herein for the property located at
_____ Property ID # _____

Signature

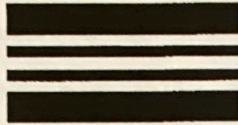
If owner is a corporation or LLC, please indicate name of the entity and title of the officer whose signature appears above.

Sworn to before me this

_____ day of _____, 20____.

Notary Public _____ Notary Stamp: commission expires:

_____ **Proof of Authority is attached. Type of Authority:** _____



DUTCHESS COUNTY CLERK RECORDING PAGE

RECORD & RETURN TO:

MARK R BLAUSTEIN PC
1325 FRANKLIN AVE
STE 235
GARDEN CITY NY 11530

RECORDED: 07/18/2007

AT: 10:48:07

DOCUMENT #: 02 2007 5032

RECEIVED FROM: FIRST AMERICAN TITLE

GRANTOR: LAHEY ELWOOD
GRANTEE: PFISTERER MATTHEW

RECORDED IN: DEED
INSTRUMENT TYPE:

TAX
DISTRICT: WASHINGTON &
T/ Clinton AAC

EXAMINED AND CHARGED AS FOLLOWS:

RECORDING CHARGE: 119.00 NUMBER OF PAGES: 4

TRANSFER TAX AMOUNT: 1,680.00

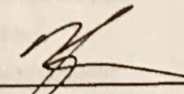
TRANSFER TAX NUMBER: #007247

E & A FORM: Y

*** DO NOT DETACH THIS
*** PAGE
*** THIS IS NOT A BILL

TP-584: Y

COUNTY CLERK BY: AAC /
RECEIPT NO: R47431
BATCH RECORD: C00142


BRADFORD KENDALL
County Clerk



CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 5th day of JULY, 2007,

BETWEEN ELWOOD LAHEY and SUSAN A. LAHEY, husband and wife, both residing at 2444 Salt Point Turnpike, Clinton Corners, New York 12514,

party of the first part, and MATTHEW PFISTERER and LISA LAHEY-PFISTERER, his wife, both residing at 2444 Salt Point Turnpike, Clinton Corners, New York 12514,

party of the second part,

WITNESSETH, that the party of the first part, in consideration of TEN AND NO/100 (\$10.00)-----

----- dollars
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,PARCEL A:

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Towns of Clinton and Washington, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly line of Salt Point Turnpike, said point being the northwest corner of the herein described parcel and the southwest corner of lands to the adjacent north;

RUNNING THENCE along the said lands to the adjacent north, south 78°, 41' 00" east 418.34 feet to a point;

THENCE along Parcel C, F.M. 6211, south 15° 23' 00" west 137.62 feet to a point;

THENCE along Parcel B, F.M. 6211, the following 5 courses and distances:

- 1) North 74° 37' 00" west 117.00 feet;
- 2) North 41° 48' 20" west 97.17 feet;
- 3) North 74° 37' 00" west 55.00 feet;
- 4) South 15° 23' 00" west 30.00 feet;
- 5) North 74° 37' 00" west 145.00 feet to a point;

THENCE along the said easterly line of Salt Point Turnpike north 03° 04' 25" east 87.31 feet to the point or place of BEGINNING.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL of land, with the buildings and improvements thereon erected, situate, lying and being in the Towns of Clinton and Washington, County of Dutchess and State of New York, being bounded and described as follows:

BEGINNING at a point on the easterly line of Salt Point Turnpike, said point being the southwesterly corner of the herein described parcel and the northwesterly corner of Parcel D, F.M. 6211;

RUNNING THENCE along the said easterly line of Salt Point Turnpike North 15° 13' 25" east 99.57 feet to a point;

THENCE along Parcel A, F.M. 6211, the following five (5) courses and distances:

- 1) South 74° 37' 00" east 145.00 feet;
- 2) North 15° 23' 00" east 30.00 feet;
- 3) South 74° 37' 00" east 55.00 feet;
- 4) South 41° 48' 20" east 97.17 feet;
- 5) North 74° 37' 00" east 117.00 feet to a point;

THENCE along Parcel C, F.M. 6211, south 15° 23' 00" west 122.09 feet to a point;

THENCE along Parcel D, F.M. 6211 north 62° 05' 00" west 208.16 feet;

THENCE north 74° 37' 00" west 195.19 feet to the point or place of BEGINNING.

SAID PREMISES being known as and by 2444 Salt Point Turnpike, Clinton Corner, New York.

BEING THE SAME PREMISES conveyed to the party by the first part by Deed dated October 16, 2003, recorded on January 20, 2004, as Document NO. 02 2004 724, in the Dutchess County Clerk's office.

Sec.
6566Blk.
02Lots
588815
and
618812

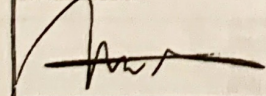
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; 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.

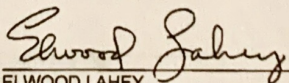
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

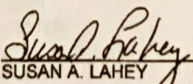
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" when ever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

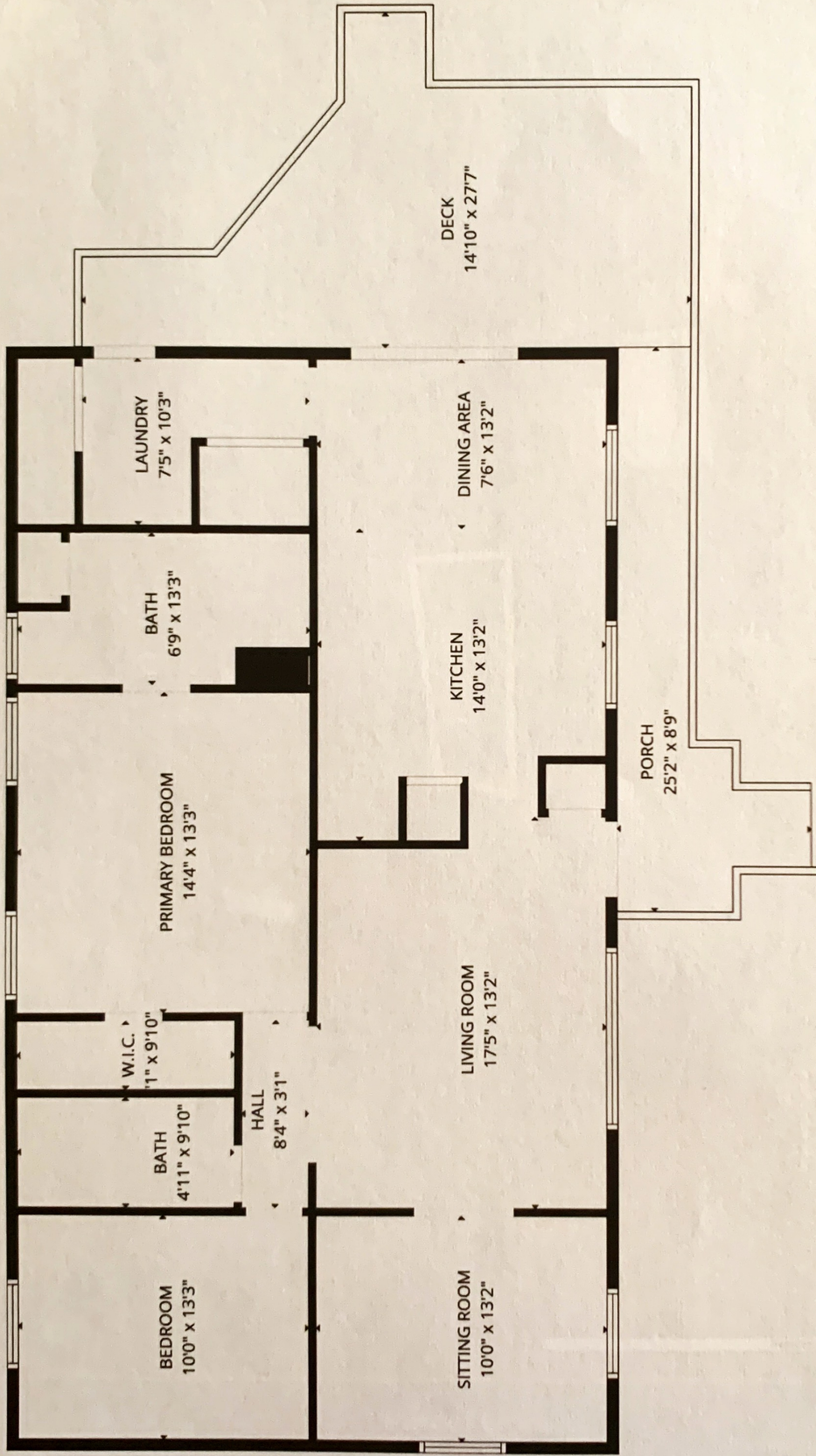
IN PRESENCE OF:




ELWOOD LAHEY


SUSAN A. LAHEY





FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



ParcelAccess
Dutchess County, NY

Parcel Lines
Dutchess County, NY

Printed By:
ParcelAccess



1:2,000 Scale
7/31/2026



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1:500 Scale
7/31/2026