



*Town of
Washington*

10 Reservoir Dr, PO Box 667, Millbrook, NY 12545
845-677-3419

www.washingtonny.org

AREA VARIANCE APPLICATION FORM

APPLICATION TO THE TOWN OF WASHINGTON
ZONING BOARD OF APPEALS
FOR AN AREA VARIANCE

REAL PROPERTY INFORMATION

6965-00-2-10-367

Dutchess County Tax Map Number (1234-00-123456-0000)	↓ 160 N Tower Hill Road
Property Street Address	
Number of Acres	3.60
Zoning District from Zoning Map	Washington
Describe the Current Use of the Property.	Residential - Inhabited
Is this property located in or near a Wetland or Wetland Buffer?	_____ 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
Is this application being made for a violation that currently exists on the property?	_____ ☒ YES _____ NO If YES, the application fee is double.

OWNER INFORMATION

Name of Record Owner(s): If a corporation, LLC, Trustee, so state and submit form	Dalinda Olega Oleaga
Record Owner Mailing Address	16 N Tower Hill Road, Wassaic, NY, 12592
Record Owner Email Address	oleagadalinda@gmail.com
Record Owner Phone Number	917-428-7527

NOTE: In addition to the above, please complete the following information if the application is submitted and signed by a representative of the owner. (ie: LLC, Corporation, Trustee or applicant's attorney, agent, architect, builder, contract vendee, etc.)

Name of Authorized Representative if different from owner:	John Vincent
Business Name of Applicant	New Yorks Premier Group LLC
Applicant Mailing Address	635 Plank Road, Clifton Park, NY, 12065
Applicant Email Address	john@newyorkspremiergroup.com / <i>Savory & Company</i>
Applicant Phone Number	518-245-6233 518-776-0117 <i>O'Connell</i>

Please check to specify who you wish correspondence to be e-mailed to, from the above names:

☐ Applicant/Owner(s)
☒ X Authorized Representative

SUMMARY OF AREA VARIANCE REQUEST

Mr. Olega hired a contractor in good faith who he believed was doing the work in accordance town regulations per the drawings that Mr. Olega procured from an outside vendor. The contractor, pulled no permits and did not follow the drawings in the slightest. Mr. Olega would like to be granted this variance so Mr. Olega may obtain a building permit to make the correct alterations to ensure a safe dwelling in accordance with town codes. The addition was built 70 feet off of the road instead of the required 100 feet off the road.

DESCRIPTION OF HARDSHIP

A Variance to the Zoning Ordinance is requested for the following five (5) reasons:

1. An undesirable change will not be produced in the CHARACTER of the neighbor or a detriment to nearby properties if granted, because:

We believe that the placement of the addition even though does not meet the minimum requirement of 100 feet it is sufficient enough for the rural backroad the current dwelling-sits. Mr. Olega has spent a substantial amount of money on this project and was taken advantage of. He has continued prior to make small improvements on the home to make the house appear better on the exterior.

2. The benefit sought by the applicant CANNOT be achieved by some method feasible for the applicant to pursue, other than an area variance, because:

The homeowner has spent a considerable amount of money on attempting to do this right and was unfortunately unsuccessful due to an unsavory contractor.

N/A

Dimensions of floor above second level:

N/A

Height (from finished ground to top of ridge):

Is basement or lowest floor area being constructed? If yes, please provide height (above ground) measured from natural existing grade to first floor:

N/A

Submit manufacturer specifications for pools, sheds, etc.

Proposed Alterations or Structural Changes Construction

Please describe building areas: 1 story addition, concrete with steel framing

Number of Floors and General Characteristics **BEFORE** Alterations:

Older home built in the 1950's, addition is a one story addition to provide an area for Mr. Olega's work, who is a painter by trade.

Number of Floors and Changes **WITH** Alterations:

2

Calculations of building areas and lot coverage:

Existing square footage of existing buildings on your property:

Proposed increase of building coverage:

Square footage of your lot:

Percentage of coverage of your lot by building area:

Purpose of New Construction

Please describe the land contours (flat, slope %, heavily wooded, marsh area, etc.) on your land and how it relates to the difficulty in meeting the code requirement (s):

3. The amount of relief requested is not substantial because:

Because we would have to tear down the existing structure, causing a financial difficulty for the homeowner.
The homeowner does have some funds to correct the current issues with this structure.

4. The variance will NOT have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district because:

The addition is built back on the same distance from the original house.

5. Has the alleged difficulty been self-created? _____ Yes, or X No Why:

Mr. Olega hired a contractor in good faith who was believed at the time to be doing the work above board with the proper permitting. The contractor has of course been fired.

DESCRIPTION OF PROJECT

Please write N/A in any section which does not apply to your application.

For Demolition of Existing Building Areas

Please describe area being removed:

N/A

New Construction Areas (New Dwelling, New Additions, Pool):

Dimensions of first floor extension:
1550

Dimensions of new second floor:

ADDITIONAL REQUIRED INFORMATION

Have any prior appeals been made with respect to this property?

☐ Yes ☒ NO

Such appeal(s) was (were) in the form of

☐ A requested interpretation

☐ A request for a variance

Name of Owner:

Date

Was appeal granted or denied?

Please

provide copies of previously granted appeals.

Are there any Covenants or Restrictions concerning this land?

☐ Yes ☒ NO If yes, please furnish a copy

Are the subject premises listed for sale on the real estate market?

☐ Yes ☒ No

Are there any proposals to change or alter land contours?

☒ No ☐ Yes please explain.

Are there any wetland areas or buffers on the parcel?

☐ Yes ☒ NO

Are those wetland areas or buffers shown on the survey submitted with this application?

☐ Yes ☒ NO

If your property contains ponds, wetlands or buffer areas, have you contacted the Building Department for its determination of jurisdiction?

☐ Yes ☒ NO

Does your application require Town, County, State, or Federal Permits?

☐ Yes ☒ NO If yes, provide which agency and the type of application.

Has an application been made to or granted by any other entity, and by which agency? Provide copies

Are there any patios, structures, pools or fences that exist on your property that are not shown on the survey that you are submitting?

____ Yes ____ NO ____

If yes, please provide a plot plan showing all improvements.

Do you have any construction taking place at this time concerning your premises?

____ Yes ____ NO ____

Please submit a copy of your building permit and survey as approved by the Building Department

Describe the construction: _____

Do you or any co-owner also own other land adjoining or close to this parcel?

____ Yes ____ NO ____ If yes, please label the proximity of your lands on your survey.

Please list present use or operations conducted at this parcel Single Family
and the proposed use _____
(i.e.: existing single family, proposed: same with garage, pool or other)

NOTARIZED STATEMENT

By submitting this application, I hereby swear/affirm that this variance is the MINIMUM that is necessary and adequate, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

I further swear/affirm that the information in this application is a truthful and honest representation of the property for which this request is made.

I further swear/affirm that I will make an appointment with the Zoning Administrator within five business days of this application to allow for an inspection of said property.

Signature of Applicant or Authorized Agent
Agent must submit Owner Authorization Form

Printed Name

Sworn to before me this
26 day of June, 2025.

Place Notary Stamp here:

HEATHER BAIR
Notary Public, State of New York
No. 01BA0034143

Qualified in Saratoga County
My Commission Expires Feb. 25, 2029

Signature of Notary

ZBA AREA VARIANCE CHECKLIST TO BE COMPLETED BY APPLICANT.

Documents are required 21 days prior to a meeting. We suggest submitting earlier than 21 days to ensure the Town has a complete application. **If information is missing the appearance before the ZBA will be delayed.**

REAL PROPERTY INFORMATION

Dutchess County Tax Map Number (1234-00-123456-0000)	
Property Street Address	
Check or N/A	
*	A complete application form, neatly printed or typed, signed in ink and six copies.
*	Scaled site plan drawings of proposed project in an 11x17 or larger format, prepared by a NYS licensed engineer or surveyor. Drawings should be folded with the packet and include the name of the property owner and address on the drawings. These drawings can include, but are not limited to, the following: Site plan. Floor plan(s). Elevations. Any other details deemed necessary to explain this project. (Copies of pool plans, shed information, etc.)
*	Survey maps of the property with the name of the property owner on the map. The map should be folded to fit in a legal sized file folder. The map must have the grid number legibly written on the back of the map.
*	Legal proof of control of the property by ownership. (Deeds may be obtained from the Office of the Dutchess County Clerk or via the website: https://www.co.dutchess.ny.us/CountyClerkDocumentSearch/Search.aspx
	Certificates of occupancy for the subject premises. If any are lacking, please apply to the Building Department to either obtain them or to obtain an Amended Notice of Disapproval. <i>- need Amended Notice</i>
*	New York State Environmental Assessment Form. The type of environmental assessment form to be submitted will depend on the scope of work and proposed use described in the application. Please refer to the New York State Department of Environmental Conservation's website at www.dec.ny.gov/permits/357.html for further information as well as printing required forms
*	A set of at least four photographs labeled to show different angles of the yard areas after staking corners for new construction, and/or photos of building area to be altered.
*	Application fee: Four hundred dollars (\$400.00) for the first variance One hundred twenty-five dollars (\$125.00) for each additional area variance (For example, if you need a side yard variance and a rear yard variance the fee will be \$525.00) An escrow fee may be requested by the ZBA. Minimum fee \$1500.00. Checks shall be made payable to "Town of Washington" Credit card payments are subject to an additional fee up to 2.95% charged by the credit card processing company.
*	A Flash Drive or PDF of all documents, except the application fee. A PDF may be emailed to ZBA@washingtontny.org referenced as "ZBA Application/Owner's Name"
	A plot plan of all improvements if not shown on the survey map.
	Owner's affidavit providing permission for someone to act as their agent.



Dutchess County Clerk Recording Page

Record & Return To:

Date Recorded: 5/9/2019
Time Recorded: 11:20 AM

DOWNEY HAAB & MURPHY PLLC
87 MAIN ST
PO BOX 663
MILLERTON, NY 12546

Document #: 02 2019 3020

Received From: DOWNEY HAAB & MURPHY PLLC

Grantor: OLEAGA DARIO A
Grantee: OLEAGA DALINDA DIANA

Recorded In: Deed
Instrument Type:

Tax District: Washington

Examined and Charged As Follows :

Recording Charge: \$185.00
Transfer Tax Amount: \$0.00
Includes Mansion Tax: \$0.00
Transfer Tax Number: 6354

Number of Pages: 3

*** Do Not Detach This Page
*** This is Not A Bill

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

STATE OF NEW YORK
COUNTY OF DUTCHESS SS.
I, BRADFORD KENDALL DO HEREBY CERTIFY THAT I
HAVE COMPARED THIS COPY WITH THE ORIGINAL
THEREOF FILED OR RECORDED IN MY OFFICE ON
May 19, 2019 AND THE SAME IS A CORRECT
TRANSCRIPT THEREOF Deed # 2019 3020
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY
HAND AND AFFIXED MY OFFICIAL SEAL.



SEP 11 2025

COUNTY CLERK AND CLERK OF THE
SUPREME AND COUNTY COURTS

County Clerk By: aco
Receipt #: 13790
Batch Record: 99

Bradford Kendall
County Clerk



0220193020

Bargain & Sale Deed, with Covenant Against Grantor's Acts

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT

THIS INDENTURE, made on the 3rd day of May, Two Thousand and Nineteen

BETWEEN

DARIO A. OLEAGA residing at at 48 Hillcrest Avenue, Yonkers, New York
10705

party of the first part, and

DALINDA DIANA OLEAGA, residing at 3611 Henry Hudson Parkway, Apt
9F, Bronx, New York 10463

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars (\$10.00), lawful money of the United States, and other good and valuable 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, situate, lying and being in the Town of, Washington, County of Dutchess and State of New York is bounded and described as follows:

BEGINNING at a point on the North side of Tower Hill-Lithgow Road, at the southwest corner of lands of Hazel Benham, and which said point is on a stone wall fence,

RUNNING THENCE northerly along said stone wall fence and lands of Hazel Benham, 375 feet more or less to a corner of a stone wall fences;

THENCE westerly along a stone wall fence and other lands of Harry Kendrick, 420 feet more or less to a stone wall fence on the easterly side of the aforementioned Tower Hill-Lithgow Road;

THENCE southerly and easterly along said stone wall fence on the easterly and northerly sides of the said Tower Hill-Lithgow Road, 675 feet more or less to the point or place of BEGINNING.

TOGETHER with all the right, title and interest of the grantor to the land lying in the highway in front of the adjoining said premises, to the center line thereof.

Being the same premises conveyed to Dario A. Oleaga, by deed of Nationstar Mortgage LLC d/b/a Champion Mortgage Company, dated November 20, 2018 and recorded in the Dutchess County Clerk's Office on November 29, 2018 as Document Number 02-2018-8933.

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

7/20/19

20.
52
125
185

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" whenever 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:

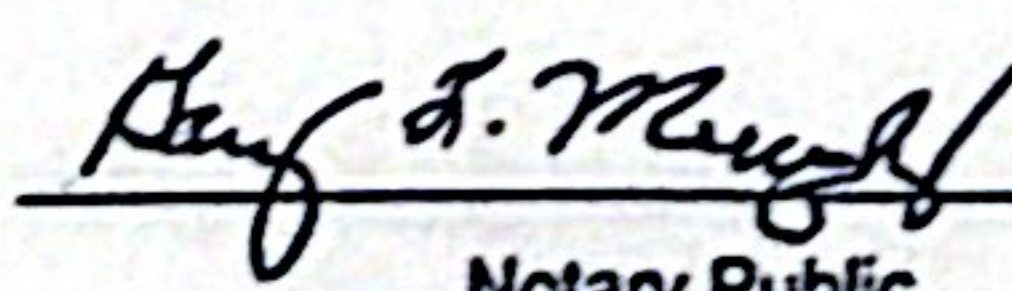

Dario A. Oleaga

STATE OF NEW YORK)

) SS.:

COUNTY OF DUTCHESS)

On the 3rd day of May, 2019, before me, the undersigned a Notary in and for said State, personally appeared DARIO A. OLEAGA, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Notary Public
GARY L. MURPHY
Notary Public, State of New York
Qualified In Dutchess County
Commission Expires March 2, 2023

RECORD AND RETURN TO:

GARY L MURPHY, ESQ.
DOWNEY, HAAB & MURPHY PLLC
87 Main Street, PO BOX 663
Millerton, NY 12548



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:

DALINDA OLEAGA, being duly sworn, deposes and says:

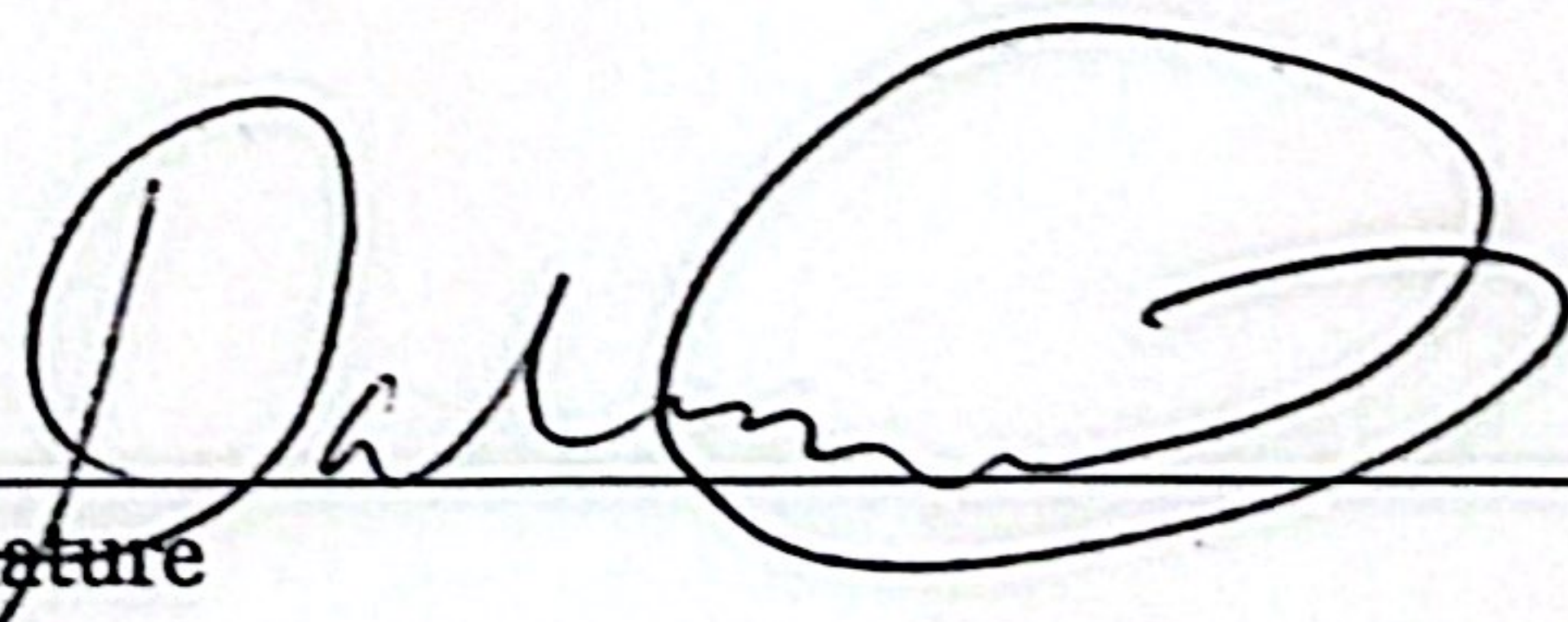
- I am: (check one) X 1. the sole owner in fee (One individual on the tax roll)
2. a part owner in fee (Two or more individuals on the tax roll)
3. an officer of the corporation which is the owner in fee of the premises described in the foregoing application.
4. designated party authorized to act pursuant 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 of Probate, Power of Attorney)

I reside at: 160 N TOWER HILL ROAD, WASSAIC, NY, 12592

I have authorized Johnathan Vincent with New Yorks Premier Group LLC/Premier Roofing and Siding LLC to make the foregoing application to the Town of Washington for approval as described herein for the property located at 160 N Tower Hill Road, Wassaic, NY, 12592

property ID # 6965-00-840867



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 14th day of April, 2021.
Notary Public [Signature]
My commission expires: 4/13/2021

Notary Stamp:

DENISE GONZALEZ
Notary Public - State of New York
NO. 01G06411614
Qualified in Bronx County
My Commission Expires Apr 3, 2029

Proof of Authority is attached.

Corporate Resolution, _____ LLC Formation, _____ Surrogate Letter, _____ Executor of a Will,

Certified Letter of Testamentary, _____ Letter of Administration, _____ Letter of Probate,

Power of Attorney

617.20
Appendix B
Short Environmental Assessment Form

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			
Oleaga Project			
Name of Action or Project: Addition /variance			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: Addition of existing house, built too close to road w/o proper permit			
Name of Applicant or Sponsor: Palmdale Oleaga		Telephone:	
		E-Mail:	
Address: 160 North Tower Hill Road			
City/PO: Wassau		State: NY	Zip Code: 12592
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 governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval: Permit from town of Washington / no permit			☐ ☒
3.a. Total acreage of the site of the proposed action? <u>0.3</u> acres			
b. Total acreage to be physically disturbed? <u>0.5</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <u>0.9</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Darinda Olaga</u> Date: <u>July 27th 2024</u> Signature: <u>[Signature]</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair the character or quality of the existing community?	☐	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☐	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☐	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☐	☐
7. Will the proposed action impact existing:		
a. public / private water supplies?	☐	☐
b. public / private wastewater treatment utilities?	☐	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☐	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☐	☐

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☒	YES ☐	N/A ☐
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? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☒	YES ☐	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☒	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
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?	NO ☒	YES ☐	
16. Is the project site located in the 100 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? ☐ NO ☐ YES	NO ☒	YES ☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ ☐ NO ☐ YES			

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT



*Town of
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:

Dalinda Oleaga and —
Owner Name Owner Name

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

1600 W Tower Hill Road

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

6905 - 00 - 240 - 867

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

X 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. **Failure to schedule an inspection will delay your project.**

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.

Contact person for inspection: Dalinda Oleaga

Phone Number to schedule inspection: 347 429 3371

Dalinda Oleaga
Signature

—
Signature

Dalinda Oleaga
Print Name

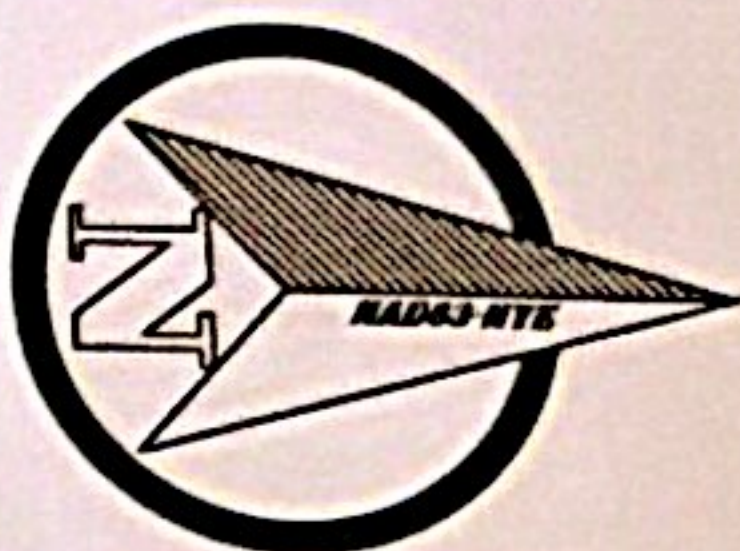
—
Print Name

Dated: 07/27/20

Dated: —



VICINITY MAP



SURVEY NOTES

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7. Subject to covenants, easements, restrictions, conditions, and agreements of record if any.
8. Subject to any right, title or interest the public may have for highway use.
9. Bearings and North shown hereon are referenced to NAD 83:NY East using Real Time Kinematic GPS observations.
10. Parcel area noted hereon derived from both measured and record evidence.
11. Bearings and distances shown hereon are for computational purposes only.

DEED REFERENCE

Dario A. Oleaga
To
Dolinda Diana Oleaga
Doc. No. 02 2019 8020
Recorded: 05/09/2019

FILED MAP REFERENCE

1. Map entitled: "Subdivision Plat of Lands of Donald J. Albert & Mary C. Albert" prepared by Charles J. Miller, Jr., L.S., dated 11/11/1974 and filed in the Dutchess County Clerk's Office on 06/25/1975 as filed map number 4683.
2. Map entitled: "7.01 Line Change Between Williamson and Rueter", prepared by Rly and Houson LLP and filed in the Dutchess County Clerk's Office on 04/08/2013 as filed map number 12434.

TAX PARCEL NUMBER

Town of Washington, Dutchess County, New York
Tax Parcel No. 6965-00-840867

AREA

2.375 Acres

CERTIFICATIONS

Dolinda Diana Oleaga

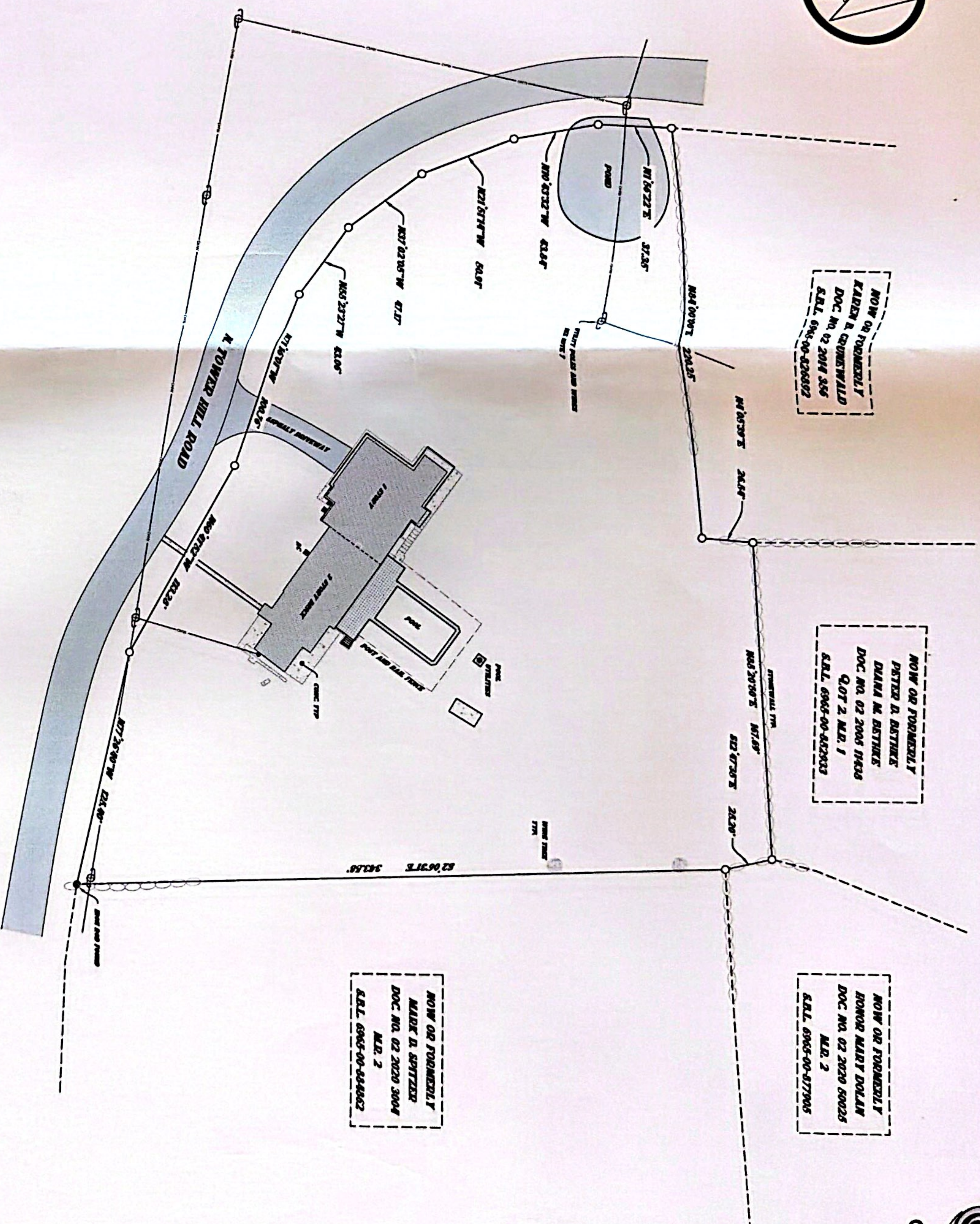


CHARLES J. MILLER, JR., L.S.
License No. 051190

GRAPHIC SCALE



REV.	DATE	DESCRIPTION



NOW OR FORMERLY
KAREN A. CRUMWOLD
DOC. NO. 02 2014 366
S.R.L. 6965-00-820682

NOW OR FORMERLY
PETER D. BETHUNE
DANA M. BETHUNE
DOC. NO. 02 2006 1636
LOT 2, M.B. 1
S.R.L. 6965-00-432903

NOW OR FORMERLY
HONOR MARY DOLAN
DOC. NO. 02 2020 60025
M.B. 2
S.R.L. 6965-00-877005

NOW OR FORMERLY
MADE D. SPITZER
DOC. NO. 02 2020 3004
M.B. 2
S.R.L. 6965-00-844862

BOUNDARY SURVEY
PREPARED OF
160 N. TOWER HILL ROAD
WASSAIC, NY 12592
T/O WASHINGTON, DUTCHESS COUNTY, NEW YORK

S.R.L. 6965-00-840867
PROJECT NO. 25-106
AREA: 2.375 ACRES
SCALE: 1" = 40'
PRINT DATE: 12/05/2025

SHEET	OF
1	1

AFFIDAVIT TO BE COMPLETED BY APPLICANT/OWNER

State of New York

County of Washington

Dalinda Ortega being duly sworn, deposes and says:

1. That he/she resides at 160 North Tower Hill Road in the County of Washington and the State of New York. That he/she is the Owner / Agent of the Owner of the within property as described in the foregoing application for Subdivision / Site Plan / Special Use Permit approval(s) and that the statements contained therein are true to the best of his/her knowledge and belief.
2. That we hereby authorize John Vincent of NYPG to act as our representative in all matters regarding the application that may come before the Town of Washington Planning Board.
3. That he/she has the legal right to make or authorize the making of said application.
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.

Applicant/Owner

Applicant/Owner


Notary Public

ODEL M VENTURA
NOTARY PUBLIC-STATE OF NEW YORK
No. 01IVE6381305
Qualified in New York County
My Commission Expires 10/01/2026