

RENNIA ENGINEERING DESIGN, PLLC

CIVIL ▪ ENVIRONMENTAL ▪ STRUCTURAL

6 Dover Village Plaza, Suite 5, P.O. Box 400, Dover Plains, NY 12522
Tel: (845) 877-0555 Fax: (845) 877-0556

September 22, 2026

Town of Washington
10 Reservoir Drive
Millbrook, NY 12545

Attn: Chairperson Doug Giles

**Re: Jackson Property
Subdivision / Wetland Permit
11 Welwyn Road
Washington, NY, 12545**

Dear Chairperson Giles,

The owner of the above-referenced property is proposing to subdivide the existing ± 11.960 -acre parcel into two (2) nonreality lots. The existing parcel is located within the Low Density Residential Zoning District (RL-5), which requires a minimum lot size of 5-acres. The proposed lots will be ± 5.6 -acres and ± 6.36 -acres, so no variances are required for this application.

The applicant is also requesting a Wetland Disturbance Permit for the construction of a new residence on proposed Lot 2. The residence will be partially located within the Town of Washington's 100' wetland buffer, which has been applied to the existing federal located onsite. Improvements within the buffer also include portions of a parking area, driveway, deck, and the residence's future well. The proposed residence's location allows the applicant to comply with building and Dutchess County Health Department setback requirements, while minimizing forest habitat disturbance associated with its construction. No portion of the structure or its anticipated construction disturbance is expected to encroach on the delineated wetland.

Attached for your review and approval please find five (5) copies of the following items:

- Jackson Property – Planning Board Application
- Jackson Property – Wetland Permit Applications
- Jackson Property – SEAF
- Jackson Property – Owner's Endorsement
- Jackson Property – Agent of Owner
- Jackson Property – Consent to Inspection
- Jackson Property – Disclosure of Business Interest
- Jackson Property – Agriculture Data Statement
- Jackson Property – Subdivision Plat, sheet 1 of 1, dated 9/22/2026
- Jackson Property – Site Development Plan, sheet 1 of 1, dated 9/22/2026

Please do not hesitate to contact me with any questions, (845) 877-0555.

Sincerely,



Peter Sander, AICP
Senior Planner