



*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

COMBINED PLANNING BOARD APPLICATION

Submit Application and four copies, together with all required additional documentation and fees, to:

Planning Board Secretary
Town of Washington
10 Reservoir Drive
Millbrook, NY 12545
T: (845) 677-3419, Ext. 116
F: (845) 677-2085

With electronic copy (including all maps and forms) to:

Planning Board Secretary
planningboard@washingtontny.org

The digital copy shall be in a pdf, jpeg or other suitable write-protected image format capable of being opened and viewed using standard Windows-based software.

Name of Applicant(s): Nicholas Jackson
Business Name: _____
Address: 11 Welwyn Road, Millbrook NY 12545

Telephone: _____ Email Address: _____

Name of Record Owner(s) of Property: Nicholas Jackson
Address: 11 Welwyn Road, Millbrook NY 12545

Telephone: _____ Email Address: _____

Before completing the next page, review the Town Zoning Map found at
<https://www.dutchessny.gov/Departments/Planning/Docs/washington.pdf>
to determine your Zoning District, which will be one of the following:

RR-10 Rural Residential	RL-5 Low Density Residential	RH-1 High Density Residential	HM Hamlet Mixed-Use
RS-10 Rural Residential	RS-5 Low Density Residential	RM-2 Medium Density Residential	

Applicant Name: Nicholas Jackson

REAL PROPERTY INFORMATION: Complete a box for each lot which is involved. Copy and attach more sheets if more than 3 parcels.

Dutchess County Tax Map Number (1234-00-123456-0000)	135889-6764-00-170350
Name of Property Owner	Nicholas Jackson
Property Street Address	11 Welwyn Road, Millbrook NY 12545
Number of Acres	11.96
Zoning District from Zoning Map	RL-5 (Low Density Residential)
Describe the Current Use of the Property	Single Family Residential
Is this property located near or in a buffer area next to a wetland, waterbody or watercourse?	<u> X </u> YES <u> </u> NO May require a Town Wetlands Permit or be ruled by the Aquifer Protection Requirements Yes - Wetland Permit
Is this property within 500 feet of the boundary of the Village of Millbrook?	<u> </u> YES <u> X </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	N/A
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?	<u> </u> YES <u> </u> 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?	<u> </u> YES <u> </u> NO

Dutchess County Tax Map Number (1234-00-123456-0000)	N/A
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?	<u> </u> YES <u> </u> 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?	<u> </u> YES <u> </u> NO

Applicant Name: Nicholas Jackson

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

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

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

B. All applications must include all of the following documents. (Please mark with a check to indicate that each is enclosed)

- X A copy of the current deed of each property.
- N/A Any easements affecting all parcels involved in the proposed activity.
- X 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.
- X 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).
- X Owner's Endorsement – (You will find this attached to the end of this application.) Note ALL owners must sign, including both spouses.
- X Consent to Inspection – (can be found on Planning Board page under “Planning Board Documents and Forms”).
- x Section 803 Ethics Statement. (You will find this attached to the end of this application.)
- X 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)

- X 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? District 21
- X 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: Nicholas Jackson

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

- within 50 feet of the boundary of a wetland that is at least ¼ acre in size but less than 1 acre; or
- within 100 feet of a boundary of a wetland that is at least 1 acre in size; or
- Within 100 feet from the high water mark of a perennial watercourse or waterbody; or
- within 50 feet from the high water mark of the identified channel for an intermittent watercourse.

D. Detailed description of proposed activity:

Two (2) Lot Subdivision.

New Single-family Residence and improvements within 100' wetland buffer, including: new well and septic system, driveway/parking area, accessory residential improvements (ie: deck).

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

Yes X No If yes, please list in detail:

Agricultural District 21 Parcel

F. Total acreage involved in the application. 11.9

G. Total contiguous acreage controlled by the applicant/owner. 12.7

(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)	135889-6764-00-133377
Name of Property Owner	Nicholas Jackson
Property Street Address	Welwyn Road, Millbrook NY 12545
Number of Acres	0.8-acres

Dutchess County Tax Map Number (1234-00-123456-0000)	
Name of Property Owner	
Property Street Address	
Number of Acres	

Applicant Name: Nicholas Jackson

H. Total number of existing structures (including houses, detached garages, sheds, barns or any other building structure). 2

I. Types of existing structures (list):

1) Single-family residence

2) Detached Garage

J. Total square footage of all new construction. +/-1,500 SF

K. Estimated value of new construction or addition. TBD

L. Type of construction or activity proposed (check all that apply):

New construction:

Residential X

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: Richard Rennia Jr., P.E.

Address: 6 Dover Village Plaza

Dover plains, NY 12522

Email Address:

Telephone Number:

Attorney

Name:

Address:

Email Address:

Telephone Number:

Licensed Land Surveyer

Name: Kirk Horton

Address: 9 Broadway

Amenia, NY 12501

Email Address:

Telephone Number:

Other Type of

Professional:

Name:

Address:

Email Address:

Telephone Number:

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- 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 X No _____ If yes, please identify the organization and whether an application has been made to them.

Dutchess County Department of Health - New Well and Septic System Approval (submisison pending)

II. For **SUBDIVISION AND LOT LINE ADJUSTMENT** applications, please also answer the following:

A. **LOTS**

Number of lots proposed: 2

Size of the smallest lot proposed: 5.6

Size of the largest lot proposed: 6.36

B. **DRIVEWAYS**

Number of private driveways proposed: 1

Number of common driveways proposed: 0

Maximum number of lots served by a common driveway: 0

- C. Preliminary Plat includes 11.9 acres and tentatively includes 2 future lots. The amount of area shown on this Preliminary Plat proposed to be dedicated for future public use (exclusive of roads) is 0.0 (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 X Yes _____

- 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: Nicholas Jackson

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	
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	\$600	
SUBDIVISION:				
Preliminary Approval - Minor: Up to 4 Lots				
	Application Fee:	\$750.00	\$750	
	Fee Per New Lot	\$250.00 per lot	\$500	
	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: Nicholas Jackson

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. \$ 3,350

Dated: 9/12/26


Signature of Applicant

Signature of Owner (if different)