

Town of Washington Planning Board

RESOLUTION APPROVING SPECIAL USE PERMIT

**Millprop III LLC
271 Altamont Road**

Town of Washington Planning Board member Nicole Drury offered the following resolution, which was seconded by member Anna Hall as follows:

WHEREAS, the Applicant, Millprop III LLC, submitted an application for a special use permit to construct a new detached guest house on property located at 271 Altamont Road, tax parcel no. 6764-00-679395-0000, a 163.04 acre property located in the RR-10 District (the "Property"); and

WHEREAS, the Applicant proposes to construct a 1,200 square foot detached guest house to be used as accessory residential housing in connection with the existing principal residence on the Property, as depicted on the "Survey Map" prepared by Bly and Houston LLP dated July 13, 2026; and

WHEREAS, the Applicant submitted an Agricultural Data Statement signed and dated July 31, 2026, which the Planning Board has reviewed and considered in evaluating the potential impacts of the proposed project on agricultural operations; and

WHEREAS, the Applicant submitted a Short Environmental Assessment Form dated July 31, 2026; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(4) and 617.5(c)(11), this application is considered a Type II action pursuant to the State and Environmental Quality Review Act, which requires no additional environmental review; and

WHEREAS, pursuant to the Referral Reduction Agreement between the Town and the County of Dutchess, the Project is exempt from the General Municipal Law Section 239-m referral requirements; and

WHEREAS, the proposed guest house is subject to special permit review pursuant to § 165-41 of the Town of Washington Zoning Code (the "Zoning Code"), which authorizes accessory

residential housing by special permit issued by the Planning Board, subject to the requirements and limitations set forth therein; and

WHEREAS, the Applicant has submitted the plans and materials required by § 165-41 and § 165-118 of the Zoning Code for a special use permit for the proposed guest house; and

WHEREAS, the Planning Board has reviewed the application, supporting materials, Agricultural Data Statement, environmental materials, and other materials submitted in connection with the application; and

WHEREAS, the special permit application meets all applicable requirements of the Town Code, specifically Sections 165-118 through 165-121; and

WHEREAS, the Planning Board held a duly noticed public hearing for the Project on September 1, 2026, during which all those who wished to speak were heard.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Washington makes the following findings in accordance with Section 165-119 and 165-122 of the Town of Washington Zoning Code and Section 274-B of the Town Law:

1. Permitted special use. The proposed accessory residential housing is authorized by special permit pursuant to § 165-41 of the Zoning Code, subject to the requirements and limitations contained therein.

2. Compliance with § 165-41. The proposed guest house will be located on the same lot as the existing principal dwelling and [the owner resides on the Property]. The proposed guest house constitutes one accessory residential housing unit and satisfies the applicable requirements of § 165-41 of the Zoning Code.

3. General character and fitness of the structure. The proposed guest house, including its general character, height, size and design, is appropriate for the Property and is compatible with the existing principal dwelling and surrounding neighborhood.

4. Public health, safety, welfare and convenience. The proposed guest house is designed, located and proposed to be operated in a manner that will adequately protect the public health, safety, welfare and convenience.

5. Groundwater and surface water. Based upon the materials submitted to the Planning Board, the proposed guest house will not diminish groundwater or surface water quality, subject to compliance with all applicable requirements governing water supply, stormwater and sewage disposal.

6. Neighborhood character and neighboring property. The proposed guest house will not cause substantial injury to the value of other property in the neighborhood and is consistent with the general character of the surrounding area.

7. Lot size and coverage. The size of the Property and proposed lot coverage are appropriate for the proposed accessory residential use and comply with applicable requirements of the Zoning Code.

8. Compatibility with the district and adjacent properties. The location, size, height and design of the proposed guest house are compatible with the existing development on the Property and with surrounding properties and will not hinder or discourage appropriate development of adjacent lands.

9. Noise, lighting and other impacts. The proposed residential use will not create unreasonable noise, fumes, vibration, glare or lighting impacts on surrounding properties.

10. Parking and driveway. The parking and access arrangements shown on the plans submitted with the special permit application are adequate for the proposed use and are appropriately located and designed to provide for safe ingress and egress.

11. Public services. The proposed guest house can be adequately served by necessary water supply, sewage disposal, fire protection and other applicable public services, subject to obtaining all required governmental approvals.

12. Special Permit Plan and Site Plan Standards. The plans submitted in support of the special permit application contain sufficient information to evaluate the proposed use and satisfy

the applicable requirements of § 165-118 and the site plan requirements incorporated therein, including the applicable standards set forth in §§ 165-128 and 165-130 of the Zoning Code.

13. Overall consistency. The Planning Board finds that the proposed guest house is consistent with the applicable requirements and purposes of the Zoning Code and is appropriate for the Property.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants the special use permit for construction of the approximately 1,200-square-foot guest house, subject to the following conditions:

1. **Accessory residential use.** The guest house shall remain an accessory residential use of the Property and shall comply with all applicable requirements of § 165-41 of the Zoning Code.

2. **One accessory residential unit.** No more than one accessory residential housing unit shall be maintained on the Property pursuant to § 165-41.

3. **Building permit.** No construction shall commence until all required building permits and other applicable permits and approvals have been obtained.

4. **Water and sewage disposal.** All water supply and sewage disposal facilities shall comply with the requirements of the Dutchess County Department of Health and all other applicable governmental agencies.

5. **Fees and escrow.** All outstanding application fees, escrow replenishments and reasonable review costs properly chargeable to the Applicant pursuant to the Zoning Code shall be paid prior to issuance of any building permit authorizing construction.

6. **Expiration.** This special use permit shall be subject to the expiration provisions of § 165-123 of the Zoning Code.

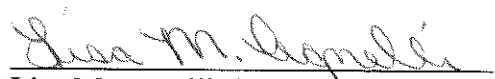
7. **Compliance with law.** The Applicant shall comply with all applicable federal, State, County and Town laws, regulations, codes and permit requirements.

BE IT FURTHER RESOLVED, that the Chairperson of the Planning Board is authorized to execute such documents as may be reasonably necessary to memorialize this approval, subject to satisfaction of the conditions set forth herein.

The foregoing Resolution was duly put to a vote and resulted as follows:

Doug Giles, Chair:	<u>AYE</u>
Emily Abrahams:	<u>AYE</u>
Eric Alexander:	<u>AYE</u>
Adam Brandow:	<u>Absent</u>
Nicole Drury:	<u>AYE</u>
Anna Hall:	<u>AYE</u>
Jon Vesesy:	<u>AYE</u>
David Purcell (Alt.)	<u>Absent</u>

Dated: Millbrook, New York
September 1, 2026



Lisa M. Agnelli, Secretary
Town of Washington Planning Board