

Applicant Name
Address
Phone

Email

APPLICATION TO BOARD OF APPEALS

Appeal No. _____
Date _____, 19 ____
TO THE ZONING BOARD OF APPEALS, WASHINGTON, New York.
I (we) MARCIA RENERT of 580 DAK SUMMIT ROAD
(Name of Appellant) (Street and Number)

MILLBROOK, NEW YORK HEREBY APPEAL TO
(Municipality) (State)

THE ZONING BOARD OF APPEALS FROM THE DECISION OF THE BUILDING INSPECTOR ON APPLICATION FOR BUILDING PERMIT NO. _____, DATED _____ 19 ____ , WHEREBY THE BUILDING INSPECTOR DID

- GRANT
- DENY

TO MARCIA RENERT
(Name of applicant for permit)

OF 580 DAK SUMMIT ROAD MILLBROOK, NY
(Street and Number) (Municipality) (State) 12545

- A PERMIT FOR USE
- A PERMIT FOR OCCUPANCY
- A CERTIFICATE FOR CONTINUATION OF A NON-CONFORMING USE

1. LOCATION OF THE PROPERTY 580 DAK SUMMIT ROAD, R2M-2
(Street and Number) (Use District on Zoning map)

2. PROVISION (S) OF THE ZONING ORDINANCE APPEALED, (Indicate the article, section subsection and paragraph of the Zoning Ordinance being appealed, by number. Do not quote the Ordinance.) _____

3. TYPE OF APPEAL. Appeal is made herewith for:

- An interpretation of the Zoning Ordinance or Zoning Map
- A variance to the Zoning Ordinance

4. PREVIOUS APPEAL. A previous appeal has has not been made with respect to this decision of the Building Inspector or with respect to the property. Such appeal (s) was (were) in the form of a requested interpretation a request for a variance and was (were) made in Appeal No. _____, dated _____ 19 ____
Appeal No. _____, dated _____ 19 ____
Appeal No. _____, dated _____ 19 ____

Please download the appropriate State Environmental Assessment

5. REASON FOR APPEAL. (Complete relevant blank. Use extra sheet if necessary.)

A. INTERPRETATION OF THE ZONING ORDINANCE IS REQUESTED because:

SEE Pg. 2

Location of Proposed Pool ~~is~~ does not meet setback requirements. 2 options for pool location.

B. A VARIANCE TO THE ZONING ORDINANCE IS REQUESTED for these reasons:

(1) STRICT APPLICATION of the Ordinance would produce UNDUE HARDSHIP because:

MY lot is NON-CONFORMING + DOES NOT MEET THE SET-BACK REQUIREMENTS FOR A Pool.

(2) The hardship created is UNIQUE and is not shared by all properties alike in the immediate vicinity of this property and in this use district because:

My lot is irregular in shape with only 15' on one side + much of the rear yard is a wetland buffer. The pool contractor can fit the pool outside of the buffer but it doesn't meet the setback requirements.

(3) The variance would observe the spirit of the ordinance and would NOT CHANGE THE CHARACTER OF THE DISTRICT because:

There is room in the back yard + will not be visible from the street or my neighbors on the side.

STATE OF NEW YORK
COUNTY OF New York) ss

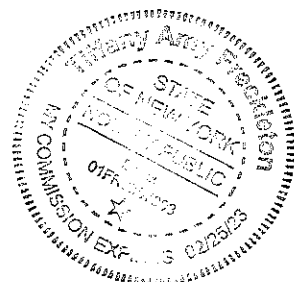
Sworn to this 3rd day of September, ~~19~~ 2021

[Signature] (Notary Public)
Maria D'Amico (Signature)

Applicant preferred contact number 917-846-6701

Dutchess County Tax Grid Map Number _____

setback variance \$400.00 each additional setback \$125.00



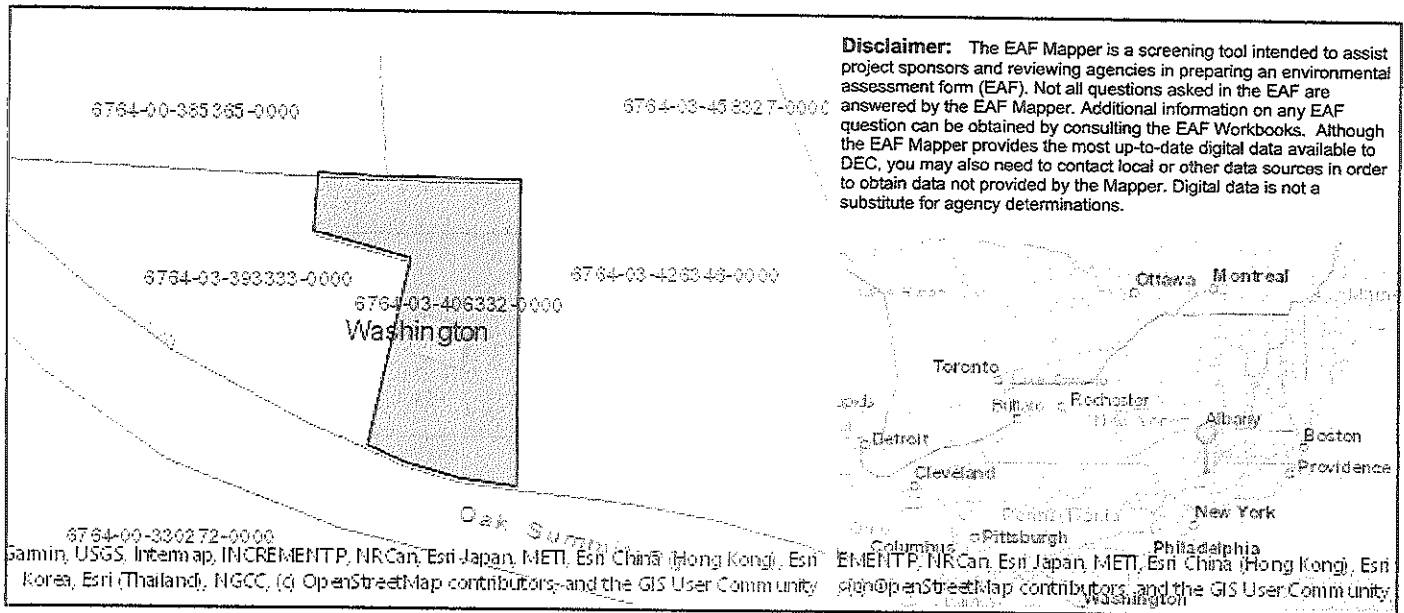
1. $8.57'$ From option 1 property line on one side

option 2

1. $5.18'$ From property line on one side.

EAF Mapper Summary Report

Thursday, August 12, 2021 4:15 PM



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

AFFIDAVIT TO BE COMPLETED BY AGENT OF OWNER

State of New York)
County of New York) ss:

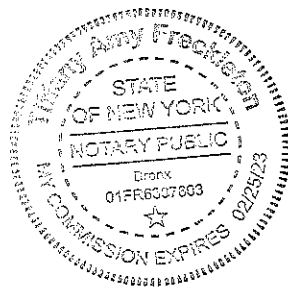
MARCIA RENERT being duly sworn, deposes and says:

1. That he/she is the agent named in the foregoing application for MARCIA RENERT and that he/she has been duly authorized by the owner in fee to make such application and that the foregoing statements contained therein are true to the best of his/her knowledge and belief.
2. That he/she resides at 580 OAK SUMMIT ROAD in the County of DUTCHESS and the State of NEW YORK.
3. That he/she is 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.
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.

MARCIA RENERT
Agent/Owner

Maria Renert
Agent/Owner

[Signature]
Notary Public



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.

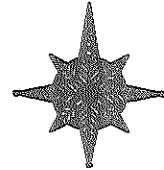
Part 1 – Project and Sponsor Information			
Name of Action or Project: Renert - Wetlands and Water Watercourse Permit Application			
Project Location (describe, and attach a location map): 580 Oak Summit Road, Millbrook (see map provided)			
Brief Description of Proposed Action: Proposed construction of a new 16' x 33' in-ground pool with 4' of patio surround on 3 sides, and 8' around the other. Proposed construction is mostly within a town-regulated freshwater wetland buffer.			
Name of Applicant or Sponsor: Marcia Renert		Telephone: (917) 846-6701	
		E-Mail: mlrenert@gmail.com	
Address: 370 East 76th Street			
City/PO: New York		State: NY	Zip Code: 10021
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Washington - Building Permit		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____		0.46 acres	
b. Total acreage to be physically disturbed? _____		0.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		0.46 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ A town-regulated wetland is present on the adjoining property, whose 100' buffer extends onto the subject parcel. Approximately 1,000 sq. ft. of disturbance is proposed within the controlled area for construction of the pool and hard-scape surround. _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Marcia Renert</u> Date: <u>9/1/2021</u>		
Signature: <u><i>Marcia Renert</i></u> Title: <u>Owner/Applicant</u>		

NOTES

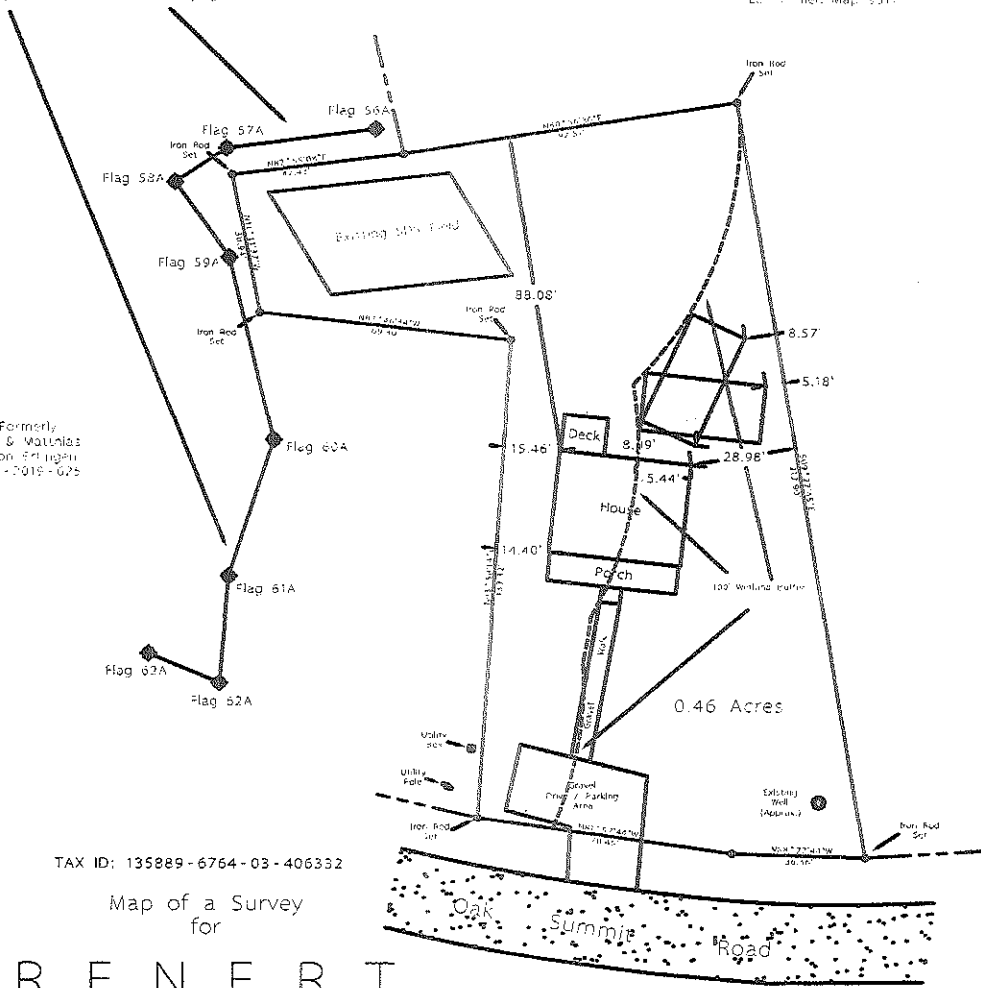
1. Field location work performed in October of 2006.
2. Surveyed as per a map filed in the Dutchess County Clerk's Office as Filed Map 4798, entitled "Subdivision Plat of lands of Wensy L. Traver" and filed on June 12, 1987 and document number 02-2002-5534.
3. Subject to rights-of-way, easements, covenants and restrictions of record, if any, and any statement of facts on accurate and up-to-date examination of title may reveal.
4. Underground improvements or encroachments, if any, are not shown hereon.
5. Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of Section 7209, Subdivision 2 of the New York State Education Law.
6. An Area Variance for side-line setbacks was granted to Robert W. Palumbo at the February 25, 2005 Zoning Board of Appeals Meeting in the Town of Washington for the lot shown hereon.



WETLAND NOTE:
Wetland Flags as flagged by Steve Marino,
PWS, Principle/Senior Wetland Scientist -
Tim Miller Associates, Inc. 30 North Street,
Cold Spring, NY 10516. Located on July 9,
2021 by Spencer Hall Land Surveying.

New or Formerly
Reddy, David
Liber: S31, Page 468
Lot 2, Filed Map 8917

New or Formerly
Jan Stuart & Matinas
Leutner Van Fraigher
Doc. No. 07-2019-025



TAX ID: 135889-6764-03-406332

Map of a Survey
for

RENER T

Town of Washington Dutchess County, New York
Scale: 1"=20' October 30, 2006

Revised: April 5, 2021
Revised: May 19, 2021
Revised: July 9, 2021

Spencer S. Hall
Lic. Land Surveyor
6244 Route 92
Stanfordville, NY 12581
NYS Lic. No. 49138
(845) 868-1262