

Town of Washington Planning Board

APR 03 2023
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RESOLUTION APPROVING LOT LINE ADJUSTMENT

Magid-Magid
245 Hammond Hill Road

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

WHEREAS, the Applicants, Micha Magid and Denise Magid (“Applicants”) submitted an application for a lot line adjustment to facilitate the removal of a lot line between a 22 acre parcel owned by Micha Magid and Denise Magid located at 245 Hammond Hill Road, tax parcel no. 6964-00-514140-0000, and a 13 acre parcel co-owned by Micha Magid and Nikolai Magid located at Hammond Hill Road, tax parcel no. 6964-00-574095-0000, both parcels being located within the RR-10 zoning district; and

WHEREAS, the proposed lot line adjustment would merge the two lots into a single parcel with the combined acreage totaling approximately 35 acres; and

WHEREAS, the Applicants authorized Nick DeLuccia to act as their representative and make said application to the Town of Washington; and

WHEREAS, the lot line adjustment is depicted on a map entitled “LOT LINE ADJUSTMENT FOR MICHA MAGID” prepared by LaBella, P.C., dated February 28, 2023 (“Map”); and

WHEREAS, the proposed lot line adjustment would remove the lot line between the two lots and increase the total acreage of the combined parcels to approximately 35 acres; and

WHEREAS, the change of the lot line does not create a new buildable lot; and

WHEREAS, pursuant to 6 NYCRR 617.5(c)(16), this application is considered a Type II action pursuant to the State Environmental Quality Review Act, which requires no environmental review or submission of an Environmental Assessment Form.

NOW, THEREFORE BE IT RESOLVED, that the Planning Board of the Town of Washington gives preliminary and final approval to this Lot Line Adjustment and authorizes the


Chairwoman of the Planning Board or her designee to carry out appropriate completion of the lot line adjustment process upon compliance with the following conditions:

- (a) Complete payment of all municipal fees and the Town's consulting costs; and
- (b) Demonstration by the Applicants of receipt of permission to file from the Dutchess County Health Department.
- (c) Demonstration by the Applicants that they have the sole ownership interest in the 13-acre parcel co-owned by Micha Magid located at Hammond Hill Road, bearing tax parcel no. 6964-00-574095-0000.

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

Chair Meaney	<u>aye</u>
Member Abrahams	<u>aye</u>
Member Alexander	<u>aye</u>
Member Cornell	<u>aye</u>
Member Drury	<u>aye</u>
Member Philipps	<u>aye</u>
Member Spence	<u>absent</u>

Dated: Millbrook, New York
April 4, 2023


Kristen DiFiore, Secretary
Town of Washington Planning Board