



Memorandum

To: Town of Washington Planning Board
From: AKRF, Inc. (A. Werner, AICP, A. Moore, AICP)
Date: May 30, 2025
Re: Piasecki Lot Line Adjustment (27 Top of the Hill Ln)
cc: Claudia and Frank Piasecki (property owner)
Brandon Johson (applicant/surveyor)
Hannah L. Atkinson (PB Attorney)
Jonathan Ialongo (Town Building Inspector)

AKRF, Inc. has reviewed the following documents and plans for the above referenced application:

- Planning Board Application signed and dated 5/19/25.
- Agent Affidavit signed and notarized, undated.
- Disclosure of Business Interest signed and notarized, undated.
- Property Survey / Subdivision Plat prepared by Johnson Surveying dated 5/16/25.
- Owners Endorsement signed by both property owners and notarized 5/19/25.
- Consent to Inspection signed and dated 5/19/25.
- Property details (page 1/2) with aerial photo from Dutchess County Parcel Access for 39 Top of the Hill Ln, dated 5/19/25.
- Deeds for the subject properties.
- EAF signed and dated 5/19/25.
- Agricultural Data Statement signed by the applicant and dated 5/16/25.

PROJECT DESCRIPTION

The Applicant, on behalf of property owners Claudia and Frank Piasecki, requests a lot line adjustment between the properties located at 39 Top of the Hill Ln (tax parcel: 135889-6566-00-871921) (“**Lot 1**”) and 27 Top of the Hill (tax parcel: 135889-6566-00-820879) (“**Lot 2**”) in the RL-5 zoning district and APO Overlay (Agricultural District 21). Both properties are jointly owned by Claudia and Frank Piasecki. The adjustment would transfer 1.308 acres from **Lot 1** (currently 32.61 acres) to **Lot 2** (currently 17.84 acres). As a result, **Lot 1** would be 31.303 acres, and **Lot 2** would be 19.148 acres. **Lot 1** is described as field crops and contains a barn and accessory structures. **Lot 2** contains multifamily residential and accessory structures. Both properties contain ponds. Each property contains a well.

COMMENTS

APPLICATION COMPLETENESS

1. The Agricultural Data Statement should be signed by the property owner.
2. While no new construction is proposed as part of this application, in the presentation to the Planning Board, the Applicant should provide the intent or benefit of the proposed lot line change. In particular, the applicant should clarify the intent for Lot 1, which, after the proposed change would not have an on-site well.

CODE COMPLIANCE

3. The Planning Board may waive the public hearing for a lot line adjustment. Pursuant to Subdivision Code Sections 137-10(B), the Planning Board may, at the Applicant’s request, grant waivers from informational and procedural requirements of the Subdivision Regulations for minor subdivisions and lot line adjustments. The Planning Board shall clearly indicate which requirements, if any, of Subdivision Regulations shall be waived and the reasons for such waivers
4. Each property currently contains a well. The well on Lot 1 (Parcel 8711921) is located just north of the lot line currently separating it from Lot 2. After the lot line adjustment, the well would be on the southern side of the separating lot line, on Lot 2 (Parcel 820879). As a result, there would be 2 wells on Lot 2 and none on Lot 1. The Applicant should clarify how the well is currently used—including which property it serves— and how it is proposed to be used following the lot line adjustment. In addition, the Applicant should clarify whether water utilities are currently provided and/or proposed to be provided to Lot 1, including the means of connection.
5. The subdivision plat does not identify the septic locations on each property. The plat should be updated to identify the approximate septic locations to ensure the lot line change will not affect the locations.
6. The onsite ponds appear to be identified as wetlands on the Town’s NRI Map #12. As no construction is proposed as part of this application, a wetland permit is not required. However, any future disturbance, including the installation of septic infrastructure, within the protected wetland buffer will require a permit per Town Code § 165-95.¹



REFERRALS

7. The subject parcel is within 500 feet of a farm operation in an agricultural district (AD 21). This application is therefore subject to General Municipal Law (GML) 239-m, which requires referral to Dutchess County. However, the Dutchess County Department of Planning and Development has not exercised the option to review subdivision applications which do not involve an application for site plan approval or a variance. Therefore, referral to the County pursuant to General Municipal Law (GML) 239-n is not required.

SEQRA

8. This application is considered a Type II Action under the State Environmental Quality Review Act (SEQRA), which requires no environmental review. The applicable Type II citation is as follows:
6 NYCRR 617.5(c)(16) – granting of individual setback and lot line variances and adjustments

RECOMMENDATION

At the June 3, 2025 Planning Board meeting, AKRF recommends that the Planning Board discuss the application and consultant comments, classify the application as Type II under SEQRA (6 NYCRR 617.5(c)(16)), waive the public hearing, and consider adopting the draft resolution, provided the well/septic comments have been addressed to the Board’s satisfaction.

¹ New septic installation would also require approval of the County DOH.