



**Town of Washington Planning Board Resolution**  
**RESOLUTION APPROVING LOT LINE ADJUSTMENT**

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**27 & 39 Top of the Hill Lane (Piasecki)**

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

**WHEREAS**, Brendan Johnson (the “Applicant”), on behalf of property owners Claudia Piasecki and Frank Piasecki (the “Owners”), requests approval of a lot line adjustment between the adjacent properties of 39 Top of the Hill Lane (Tax Parcel No. 6566-00-871921; 32.61 acres) (“Lot 1”) and 27 Top of the Hill Lane (Tax Parcel No. 6566-00-820879; 17.84 acres) (“Lot 2”); and

**WHEREAS**, the Lots are located in the RL-5 zoning district and APO Overlay (Agricultural District 21); and

**WHEREAS**, a map entitled “Lot Line Alteration Prepared for Piasecki” was prepared by Brendan Johnson, PLS and dated May 20, 2025 has been submitted; and

**WHEREAS**, Applicant proposes to transfer 1.308 acres from Lot 1 to Lot 2 and, as a result, Lot 1 would contain 31.303 acres and Lot 2 would contain 19.148 acres; and

**WHEREAS**, Lot 1 contains field crops and a barn and accessory structures, and Lot 2 contains multifamily residential and accessory structures. Both Lots contain ponds and wells; and

**WHEREAS**, the proposed lot line adjustment would not create a new buildable lot and no new construction is presently proposed on either Lot; and

**WHEREAS**, on June 3, 2025, the Planning Board determined that the project was a Type II action under the State Environmental Quality Review Act (“SEQRA”) and therefore no further environmental review was required; and

**WHEREAS**, referral to the Dutchess County Department of Planning and Development under General Municipal Law Section 239-m was not required; and

**WHEREAS**, pursuant to the Town of Washington Code Section 137-10(B), the Planning Board may grant waivers from informational and procedural requirements of the Subdivision Regulations for minor subdivisions and lot line adjustments; and

WHEREAS, the Planning Board, at its June 3, 2025 meeting, voted to waive the public hearing requirement for this application; and

WHEREAS, the Board has considered the entire record in this matter, including all submissions by the Applicant, all comments and written materials submitted by the Board's consultants, all provisions of applicable laws and regulations, including the Town Code and the Comprehensive Plan, together with relevant maps relating to same.

NOW THEREFORE BE IT RESOLVED, that the Planning Board grants a lot line adjustment pursuant to the 27 & 39 Top of the Hill Lane (Piasecki) application, but finds that such approval shall be subject to the following conditions:

- a) Applicant signs the submitted Agricultural Data Statement.
- b) Permission to file from the Dutchess County Health Department.
- c) Payment of all fees including Planning Board consultant review fees.
- d) Applicant's compliance with all municipal regulations.

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

	YEA	NAY
Susan Meaney, Chair	<u>YEA</u>	_____
Emily Abrahams	<u>YEA</u>	_____
Eric Alexander	<u>YEA</u>	_____
Nicole Drury	<u>absent</u>	_____
Richard Philipps	<u>absent</u>	_____
Anna Hall	<u>YEA</u>	_____
Adam Brandow	<u>absent</u>	_____

Dated: Millbrook, New York

June 3<sup>rd</sup>, 2025



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Lisa Agnelli, Secretary  
Town of Washington Planning Board