



Town of Washington Planning Board Resolution
RESOLUTION APPROVING LOT LINE ADJUSTMENT

471 Butts Hollow Road (Singer-Tworkowski)

Town of Washington Planning Board member Eric Alexander offered the following resolution, which was seconded by member Emily Abrahams as follows:

WHEREAS, Kirk Horton (the “Applicant”), on behalf of property owners Joseph Singer and Michael Tworkowski (the “Owners”), requests approval of a lot line adjustment between the adjacent properties of 471 Butts Hollow Road (Tax Parcel No. 135889-7064-00-050993; 27.417 acres) (“Lot 1”) and 447 Butts Hollow Road (Tax Parcel No. 135889-6964-00-980977; 9.751 acres) (“Lot 2”) (the “Proposed Project”); and

WHEREAS, both Lots are jointly owned by the Owners, and the Planning Board required that the application be resubmitted with both Owners as signatories authorizing Kirk Horton to serve as Applicant, and a revised application was submitted on April 16, 2025; and

WHEREAS, the lot line adjustment would transfer 2.767 acres from Lot 1 to Lot 2 and, as a result, Lot 1 would contain 24.661 acres and Lot 2 would contain 12.507 acres; and

WHEREAS, each Lot contains a residential dwelling and accessory structure, Lot 2 contains a pond, and no new construction is presently proposed on either lot; and

WHEREAS, the proposed lot line adjustment would not create a new buildable lot; and

WHEREAS, on May 6, 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 May 6, 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 471 Butts Hollow Road (Singer-Tworkowski) application, but finds that such approval shall be subject to the following conditions:

- a) Permission to file from Dutchess County Health Department
- b) Payment of all fees including Planning Board consultant review fees.
- c) 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, 2025



Lisa Agnelli, Secretary
Town of Washington Planning Board