

Memorandum

To: Town of Washington Planning Board
From: AKRF, Inc. (A. Werner, AICP, A. Moore, AICP)
Date: October 31, 2025
Re: Joand Inc. (Clinton Corners Road & Route 82 Rear)
cc: Andrew Schor and Samuel Schor (property owners)
Brian M. Houston L.S.
Hannah Atkinson (PB Attorney)
Jonathan Ialongo (Town Building Inspector)

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

- Cover Letter to Susan Meany Chairperson Town of Washington Planning Board from Brian M. Houston L.S. dated 10/20/25.
- Planning Board Application dated 10/20/25.
- Property Survey dated 10/20/25
- Lot Line Change Plat prepared by Brian M. Houston dated 10/20/25.
- Public Hearing Waiver Request letter dated 10/20/25.
- Agent's Affidavit signed and notarized 10/24/25.
- Owners Endorsement signed by Andrew Schor and notarized 10/18/25.
- Owners Endorsement signed by Samuel Schor and notarized 10/18/25.
- Proof of Authority for Owners Endorsement – CPA letter from RBT dated 10/20/25.
- Disclosure of Business Interest signed by Andrew Schor and notarized, undated.
- Disclosure of Business Interest signed by Samuel Schor and notarized, undated.
- Disclosure of Business Interest signed by Brian Houston and notarized 10/25/25.
- Consent to Inspection signed and dated 10/18/25.
- Deeds.
- EAF dated 10/20/25.
- Agricultural Data Statement dated 10/20/25.
- Filed Map 11598 – Schor Subdivision and Lot Line Change dated 9/2/2003.

PROJECT DESCRIPTION

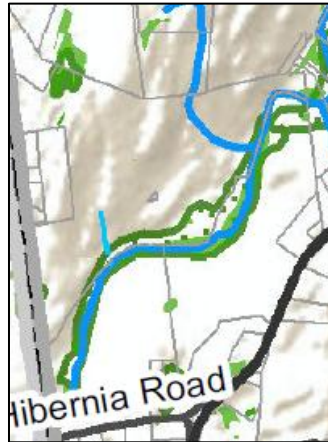
The Applicant, on behalf of the property owner Joand, Inc., requests a lot line adjustment (LLA) between two adjacent properties both owned by Joand, Inc. and located at Clinton Corners Road and Route 82 Rear in the RL-5 and LC zoning districts and the APO overlay (Agricultural District 21). **Lot 1** currently totals 215.4 acres, of which 70 acres lie within the Town of Clinton (as separate parcel tax ID 132400-6566-00-609287) and 145.4 acres are within the Town of Washington (tax ID 135889-6566-00-805480); and **Lot 2** currently totals 33.8 acres entirely within Washington (tax ID 135889-6566-00-960647). The portion of Lot 1 located in the Town of Clinton would not be affected by the proposed adjustment. The LLA would convey approximately 50 ± acres from Lot 1 to Lot 2. As a result, **Lot 1** would be reduced to 165.4 acres (via the Washington parcel being reduced from 145.4 to 95.4 acres) and **Lot 2** would be increased to 83.8 acres. Both properties are described as vacant and used as active farming operations. Per the application, the

conveyance is a business decision to help protect the farming operation; no development is currently proposed or planned. No new lots would be created.

COMMENTS

CODE COMPLIANCE

1. A portion of the property is within the floodplain, and as shown on the Town NRI Wetland Map (#12), the property contains wetlands, probable wetlands, and a perennial stream (Wappingers Creek). However, no disturbance is proposed or contemplated, and the wetlands, therefore, would not be impacted.



2. As no work is proposed, a wetland permit is not required. However, any future disturbance, including potential installation of septic/well infrastructure, within the wetlands or protected wetland buffer will require a permit per Town Code § 165-95 (as well as approval from County DOH).
3. The properties do not currently contain septic or well infrastructure.
4. The 50-acre area to be transferred includes an easement by Central Hudson Gas and Electric. The application does not propose to modify this easement. The easement should remain in effect and be reflected accurately on the final plat filed with the Dutchess County Clerk.
5. 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.

As part of the application package, the Applicant has submitted a waiver request from the public hearing requirement.

REFERRALS

6. The subject parcels are within 500 feet of a farm operation in an agricultural district (AD 21) and a municipal boundary (Town of Clinton). This application is therefore subject to General Municipal Law (GML) 239-m, which would require 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.
7. The Applicant must demonstrate that permission to file has been received from the Dutchess County Health Department prior to the Planning Board Chair signing the final plat.
8. As no public hearing will be held, referral to the Town of Clinton per GML 239-NN is not required. However, the Planning Board has provided a "courtesy" notice to the Town of Clinton's Planning Board.

SEQRA

9. 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 November 4, 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)(12)), grant the requested public hearing waiver, and consider approval resolution prepared by the Planning Board attorney.