

Town of Washington Planning Board Resolution

RESOLUTION APPROVING LOT LINE ADJUSTMENT

Clinton Corners Road and Route 82 Rear (JOAND INC.)

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

WHEREAS, Brian Houston (the “Applicant”), on behalf of property owner JOAND INC., an entity wholly owned and operated by Andrew and Samuel Schor (the “Owners”), requests approval of a lot line adjustment between the adjacent properties located at Clinton Corners Road and Route 82 Rear (Tax Parcel No. 6566-00-805480-00 and 6566-00-609287-00; 215.4 acres) (“Lot 1”) and (Tax Parcel No. 6566-00-960647-00; 33.80 acres) (“Lot 2”) (the “Proposed Project”); and

WHEREAS, both parcels are located in the RL-5 and LC zoning districts and the APO overlay district (NY Agricultural District 21); and

WHEREAS, 70 acres of Lot 1 (Tax Parcel No. 6566-00-609287-00) are situated in the Town of Clinton; however, the Proposed Project impacts only the portion of the Lot 1 which is situated in the Town of Washington; and

WHEREAS, both Lots contain vacant forest and farmland and the Proposed Project is for the purpose of preserving the established agricultural use; and

WHEREAS, the lot line adjustment would transfer 50 acres from Lot 1 to Lot 2 and, as a result, Lot 1 would contain 165.4 acres and Lot 2 would contain 83.8 acres; and

WHEREAS, the proposed lot line adjustment would not create any new lots; and

WHEREAS, while notice to the adjacent municipality of Town of Clinton under General Municipal Law (GML) §239-nn is not required in the absence of a public hearing, a “courtesy” letter was sent to the Town of Clinton Planning Board; and

WHEREAS, a site plan application is presently before the Town of Clinton Planning Board for the proposed development of a clustered multifamily residential development on the Clinton side of Lot 1 (Tax Parcel No. 6566-00-609287-00); and

WHEREAS, at its regular meeting on November 4, 2025, the Washington Planning Board discussed, at length, whether the proposed lot line adjustment in Washington and the proposed

clustered residential development in Clinton should be considered together for purposes of environmental review per the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Washington Planning Board determined that the lot line adjustment and the proposed residential development are not part of a single action under SEQRA as there is no common plan or purpose between the applications, the lot line and site plan applications will have no impact on each other, nor will there be any common environmental impacts between the applications, and independent SEQRA review of the lot line application and the site plan application will be no less protective of the environment; and

WHEREAS, the Planning Board determined that the lot line adjustment was a Type II action under 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 lot line adjustments as long as the waivers do not violate New York State Town Law §276 and §277; and

WHEREAS, the Washington Town Board has determined that lot line adjustments are not "subdivisions" and thus the public hearing requirements contained in Town Law §276 and §277 are not essential for lot line adjustments where no new lots are created; and

WHEREAS, pursuant to Town of Washington Code §137-10(B)(1), the Applicant submitted a request in writing that the public hearing for the application be waived; and

WHEREAS, the Planning Board, at its November 4, 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.

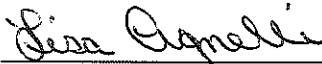
NOW THEREFORE BE IT RESOLVED, that the Planning Board grants the requested lot line adjustment application subject to the following conditions:

- a) Filing of the map with the Dutchess County Clerk's office within 62 days of the Chair signing the plat.
- b) Permission to file from Dutchess County Board of Health.
- c) Payment of all fees including Planning Board consultant review fees.
- d) Applicant's compliance with all municipal regulations.

The authorization of the Chair to approve the foregoing resolution, as revised, was duly put to a vote which resulted as follows:

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

Dated: Millbrook, New York
November 6, 2025



Lisa Agnelli, Secretary
Town of Washington Planning Board