

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

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**561-563 Verbank Road (Whalen-Colman)**

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

**WHEREAS**, Brian Houston (the “Applicant”), on behalf of property owners Richard and Judith Whalen and William and Jenny Colman (the “Owners”), requests approval of a lot line adjustment between the adjacent properties of 563 Verbank Road (Tax Parcel No. 6664-00-309457-00; 54.15 acres) (“Lot 1”) and 561 Verbank Road (Tax Parcel No. 6664-00-20-9387-00; 20.69 acres) (“Lot 2”) (the “Proposed Project”); and

**WHEREAS**, both parcels are located in the RL-5 zoning district and APO overlay zone; and

**WHEREAS**, Lot 1 contains a residence, a barn, and active farmland, and Lot 2 contains a residence. Both properties are served by a common driveway; and

**WHEREAS**, the property to be transferred is vacant, and the purpose of the transfer is to preserve and protect the property against potential future development; and

**WHEREAS**, the Applicant initially submitted, on September 24, 2025, an application to adjust the lot line between the Lots to convey 20.58 acres from Lot 1 to Lot 2, and to subdivide a 19.58 acre parcel from Lot 1 for estate planning purposes; and

**WHEREAS**, on October 7, 2025, the Applicant revised the application to contain only the lot line adjustment and exclude the proposed subdivision; and

**WHEREAS**, the lot line adjustment would transfer 20.58 acres from Lot 1 to Lot 2 and, as a result, Lot 1 would contain 33.57 acres and Lot 2 would contain 41.27 acres; and

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

**WHEREAS**, the Applicant acknowledged the Whalens’ intent to subdivide a portion of Lot 1 at an undetermined future date; and

**WHEREAS**, at its regular meeting on October 7, 2025, the Planning Board determined that the separate review of the lot line adjustment action from a future subdivision of Lot 1 would constitute permissible segmentation under the State Environmental Quality Review Act (“SEQRA”) because the future subdivision is hypothetical, information on the potential

subdivision remains speculative, the future subdivision action is independent of the lot line adjustment, and separate review of the future subdivision would be no less protective of the environment; and

**WHEREAS**, the Planning Board determined that the project was a Type II action under SEQRA and therefore no further environmental review was required; and

**WHEREAS**, the Board referred the Project to the Dutchess County Department of Planning and Development under General Municipal Law Section 239-m and the County responded with a finding of no authority; 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**, on October 15, 2025 and 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 561-563 Verbank Road (Whalen-Colman) lot line adjustment application subject to the following conditions:

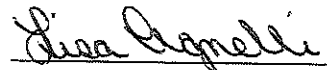
- a) Filing of the map with the Dutchess County Clerk’s office within 62 days of the Chair signing the plat.
- b) Permission to file from Dutchess County Health Department.
- c) Payment of all fees including Planning Board consultant review fees.
- d) Applicant’s compliance with all municipal regulations.

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

	<u>YEA</u>	<u>NAY</u>
Susan Meaney, Chair	<u>AYE</u>	_____
Emily Abrahams	<u>AYE</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 5, 2025

  
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Lisa Agnelli, Secretary  
Town of Washington Planning Board