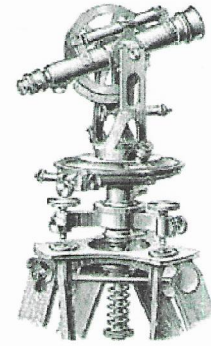


# CHASE SURVEYING

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Town of Washington Planning Board  
10 Reservoir Drive  
Millbrook, NY 12545

Page 1 of 2

Re: Waiver Request – Minor Subdivision / Lot Line Adjustment

Applicant: Francois Maisonrouge

Property: Route 343, Dover Plains, NY

Tax Map Nos.: 135889-6964-00-425511 & 135889-6964-00-589354

Dear Members of the Planning Board,

On behalf of the applicant, Francois Maisonrouge, I respectfully request waivers pursuant to Section 20.2 of the Town of Washington Land Subdivision Regulations in connection with the above lot line adjustment application.

## Requested Waivers

The applicant requests the following waivers from Section 42, Preliminary Plat Requirements:

- Section 42(c):  
Waiver to permitting 10-foot contour intervals in lieu of 5-foot contours
- Section 42(p):  
Waiver of items (4), (5), (6), (7), (10), and (11)

## Basis for Request

### 1. Nature of Application

This application involves a lot line adjustment only and does not create additional building lots, increase development density, or introduce new infrastructure.

### 2. Topography (Section 42(c))

The subject parcels are large rural tracts (approximately 51.14 acres and 84.56 acres). The site exhibits generally consistent and moderate slopes that are adequately represented by 25-foot contour intervals. Preparation of 5-foot contours would not materially improve the Planning Board's review, would impose unnecessary cost, and the lines would overwhelm the map.

### 3. Section 42(p) Items

The requested waivers of Section 42(p) items (4), (5), (6), (7), (10), and (11) pertain to detailed design, engineering, or construction-level information. Such information is:

- Not applicable to the proposed lot line adjustment
- Not necessary where no new roads, utilities, or site improvements are proposed
- Beyond the level of detail necessary for Planning Board review of this limited action

### 4. No Adverse Impact

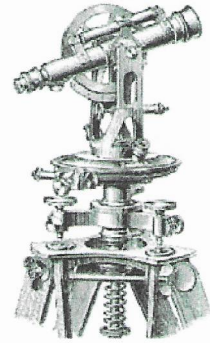
The requested waivers will not adversely affect drainage, access, utilities, or environmental conditions, nor will they impair the Planning Board's ability to adequately review the application.

### 5. Consistency with Regulations

Section 20.2 authorizes the Planning Board to grant waivers for lot line adjustments where appropriate. The requested waivers are consistent with the intent of the Subdivision Regulations and do not conflict with applicable provisions of Town Law.

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## Conclusion

Given the limited scope of the project and absence of infrastructure or environmental impacts, the requested waivers are reasonable and appropriate. Granting these waivers will allow for an efficient review while maintaining full compliance with the intent of the Town's Subdivision Regulations.

Respectfully submitted,



Wesley Chase