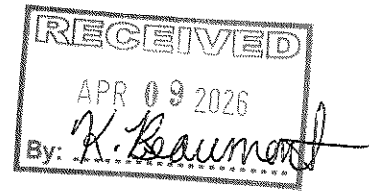


Town of Washington Planning Board Resolution
RESOLUTION APPROVING LOT LINE ADJUSTMENT



1071 Route 343 (Francois Maisonrouge)

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

WHEREAS, Wesley Chase (the “Applicant”) on behalf of Francois Maisonrouge (the “Owner”) applied to the Town of Washington Planning Board (the “Planning Board”) for a lot line adjustment between two adjacent properties both owned by the Owner and located at 1071 Route 343 in the RR-10 zoning district, which properties are further identified as Tax Parcel Nos. 135889-6964-00-425511 (“Lot #1”) and 589354 (“Lot #2”); and

WHEREAS, Lot #2 consists of 84.56 acres and is improved with a single-family residence, barn, tennis courts, and related accessory structures, and Lot #1 currently contains 51.14 acres and is unimproved; and

WHEREAS, the Applicant proposes to transfer 7.81 acres from Lot #1 to Lot #2, resulting in adjusted lot sizes of 43.33 acres and 92.37 acres, respectively (the “Project”); and

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

WHEREAS, no new development is proposed on either Lot; 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 (“GML”) §239-m was not required; and

WHEREAS, pursuant to the Town of Washington Code §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 (the “Code”) §137-10(B)(1), the Applicant requested that the public hearing for the application be waived; and

WHEREAS, the Applicant further requested waiver of the informational requirements contained at Code §137-21(C) and §137-21(P)(4) – (7), (10), and (11); and

WHEREAS, the Planning Board has considered the entire record in this matter, including submissions by the Applicant, comments and materials submitted by the Board’s consultants, the Town Code and the Comprehensive Plan, together with relevant maps relating to same.

NOW THEREFORE BE IT RESOLVED, that the Planning Board waives the public hearing requirement for this application.

BE IT FURTHER RESOLVED, that the Planning Board waives the informational requirements contained at Code §137-21(C) and §137-21(P)(4) – (7), (10), and (11).


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

- a) Revision of the map to correctly list the RR-10 zoning district.
- b) Filing of the revised map with the Dutchess County Clerk’s office within 62 days of the Chair signing the plat.
- c) Permission to file from Dutchess County Board of Health.
- d) Payment of all fees including Planning Board consultant review fees.
- e) Applicant's compliance with all municipal regulations.

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

	YEA	NAY
Doug Giles, Chair	<u> X </u>	_____
Emily Abrahams	<u> X </u>	_____
Eric Alexander	<u> X </u>	_____
Nicole Drury	<u> X </u>	_____
Richard Philipps	<u> X </u>	_____
Anna Hall	absent	_____
Adam Brandow	<u> X </u>	_____

Dated: Millbrook, New York
April 7, 2026



Lisa Agnelli, Secretary
Town of Washington Planning Board