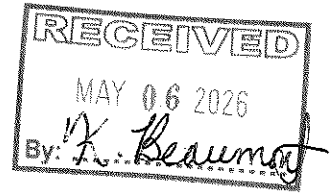


**Town of Washington Planning Board Resolution**  
**Site Plan Approval**

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**452 Hibernia Road (Moran)**

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

**WHEREAS**, the applicant and property owner, Corey Moran (the “Applicant”), requests site plan approval to construct a new covered porch to the front of a preexisting nonconforming house (the “Project”) located at 452 Hibernia Road, which is further identified as Tax Parcel Nos. 6566-00-697093-0000 and 6566-00-678088 (the “Property”); and

**WHEREAS**, the existing house has a floor area of 2,388 square feet based on the Town’s definition of floor area and the Project would increase the floor area by 13%; and

**WHEREAS**, the house is considered preexisting nonconforming due to reduced side yard setbacks; and

**WHEREAS**, the footprint of the house exists both in the Town of Washington (Tax Parcel No. -69703; 1.2 acres) and the Town of Clinton (Tax Parcel No. -678088; 2.81 acres), but the proposed porch will be located entirely in the Town of Washington. The Town of Clinton was consulted and indicated that no application to or permit from the Town of Clinton would be required for the Project; and

**WHEREAS**, at its regular meeting on January 20, 2026, the Zoning Board of Appeals (“ZBA”) granted a special permit to expand the floor area of the nonconforming house by 13% pursuant to Town Code §165-84(G), granted an area variance to allow an eastern side yard setback of 61.1 ft. where 75 ft. is required, and granted an area variance to increase the bulk within the reduced eastern side yard setback; and

**WHEREAS**, the Project also requires site plan approval by the Town of Washington Planning Board (the “Planning Board”) per Code §165-84(G); and

**WHEREAS**, on April 7, 2026, the Planning Board determined that the project was a Type II Action under 6 NYCRR 617.5(c)(11) for which no further environmental review under SEQRA is necessary; and

**WHEREAS**, as the Property is located within 500 ft. of the municipal boundary of the Town of Clinton and within 500 ft. of a farm operation in an agricultural district, the Project is subject to the General Municipal Law (“GML”) §239-m referral requirements and the Planning Board therefore duly referred the application to the Dutchess County Department of Planning and Development (“DCPD”); and

**WHEREAS**, on April 14, 2026, the Planning Board received a response from DCPD indicating that site plans for single family residences have been added to the list of actions exempt from GML §239-m referral per the updated agreement with the Town of Washington; and

**WHEREAS**, because the Project is within 50 ft. of the municipal boundary of the Town of Clinton, the Planning Board gave notice of the public hearing to the Town of Clinton pursuant to GML §239-nn; and

**WHEREAS**, the Planning Board held the duly-noticed public hearing on the site plan application on May 5, 2026, at which all those who wished to be heard were heard.

**NOW THEREFORE, BE IT RESOLVED THAT**, the Planning Board of the Town of Washington finds that the submitted application fulfills the applicable Code requirements and will be consistent with the purpose of the Code.

**BE IT FURTHER RESOLVED** that the Planning Board grants Site Plan approval for the 452 Hibernia Road (Moran) project.

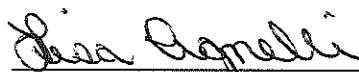
**BE IT FURTHER RESOLVED** that the Planning Board's approval of the application is conditioned on the following:

1. Adding the signature block (with signature) to sheet SP-101 of Applicant's site plan set prior to filing.
2. Payment of all fees including Planning Board consultant review fees.
3. 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>	_____
Adam Brandow	<u>Absent</u>	_____
Nicole Drury	<u>  X  </u>	_____
Anna Hall	<u>  X  </u>	_____

Dated: Millbrook, New York  
May 5, 2025

  
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 Lisa Agnelli, Secretary  
 Town of Washington Planning Board