



Town of Washington Planning Board

RESOLUTION APPROVING LOT LINE ADJUSTMENT APPROVAL

Sean and Julie Kelleher
Tax Id: 6965-00-496730-00 and 6965-00-621760

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

WHEREAS, Sean and Julie Kelleher (the “Applicant”) the owners of real property located at 672 Tower Hill Road, Town of Washington, New York more particularly described as Parcel Grid Identification Number 6965-00-496730-00 (“Lot 1”) consisting of 36.80 acres and real property located at 644 Tower Hill Road, Town of Washington, New York, more particularly described as Parcel Grid Identification Number 6965-00-621760 (“Lot 2”) consisting of 72.02 acres, submitted a Combined Application Form; and

WHEREAS, the Lots are located in the RR-10 zoning district; and

WHEREAS, a map entitled “Lot Line Change” prepared by Brian M. Houston, L.S., of Bly and Houston, Inc. bearing date April 28, 2026 and revised August 12, 2026, has been submitted showing the above adjustments; and

WHEREAS, Applicant proposes to transfer 26.08 acres from Lot 1 to Lot 2 and, as a result, Lot 1 would contain 10.0 acres and Lot 2 would contain 19.148 acres; and

WHEREAS, the Planning Board does not treat this adjustment as a subdivision and thus finds that a public hearing is not required for the application and map; and

WHEREAS, the Lot Line Revision or Adjustment as represented on the map meets all codes and regulations regarding set-backs, lot sizes, road and driveway configurations and other applicable regulations, codes and laws; and

WHEREAS, the adjustment of these lines does not create a new buildable lot; and

WHEREAS, on September 1, 2026, the Planning Board determined that the project was a Type II action under the State Environmental Quality Review Act ("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 minor subdivisions and lot line adjustments; and

WHEREAS, the Planning Board, at its September 1, 2026 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 a lot line adjustment pursuant to the 244 & 272 Tower Hill Road (Kelleher) application, but finds that such approval shall be subject to the following conditions:

- a) Applicant signs the submitted Agricultural Data Statement.
- b) Payment of all fees including Planning Board consultant review fees.
- c) Applicant's compliance with all municipal regulations.

The foregoing Resolution was duly put to a vote and resulted as follows:

Doug Giles, Chair: AYE

Emily Abrahams: AYE

Eric Alexander: AYE

Adam Brandow: Absent

Nicole Drury: AYE

Anna Hall: AYE

Jon Vesey: AYE

David Purcell (Alternate): Absent

Dated: Millbrook, New York
September 1, 2026



Lisa Agnelli, Secretary
Town of Washington Planning Board