

Town of Dover Planning Board

Town of Dover
126 East Duncan Hill Road
Dover Plains, NY 12522



(845) 832-6111 ext 100

SUBDIVISION

PRELIMINARY PLAT PLAN APPLICATION

Type of Application:

Conventional Subdivision

Conservation Density Subdivision

Lot Line Change

Flexible (Cluster) Subdivision

Grid Number: 132650 - 7059 - 00 - 917529

Current Use(s): VACANT LAND

Name of Subdivision: O' MAMA

Proposed Use(s): SINGLE FAMILY DWELLINGS

Property Address:

Number of Lots Proposed: 2

COLEMAN LANE

Date of Discussion/Sketch Plan Review: 01/25/12

Primary Contact Person:

HARRY W. NICHOLS, JR PE

Address: PO Box 252
BREWSTER NY 10509

Telephone Number: (845) - 279 - 4727

Email: HNEENGINEER @ VERIZON.NET

The undersigned hereby makes application in accordance with all applicable laws and other requirements of the Town of Dover, Dutchess County, New York.


Signature of Applicant

Date: 02-07-12

FEB - 8 2012

LETTER OF AGENT

I, PATRICK O' MARA, am the owner of the property

located at COLEMAN LAKE, Dover, New York,

identified as Grid Number 192600 - 7059 - 00 - 917529

I hereby authorize HARRY W. NICHOLS, JR PE to act as my

agent in an application to the Town of Dover Planning Board.

For O' MARA 2 LOT SUBDIVISION
(Name of Project)

Print name PATRICK O' MARA

Signature [Signature]

Date 02/07/12

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Disclosure of Interest

SECTION 809 OF THE GENERAL MUNICIPAL LAW provides as follows:

1. Every application, petition, or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license, or permit, pursuant to the provisions of any ordinance, local law, rule, or regulation constituting the zoning and planning regulations of a municipality shall state the name, address, and the nature and extent of the interest of any state officer and any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership, or association making such application: petition, or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section, an officer or employee shall be deemed to have an interest in the applicant when he, his spouse, or their brothers, sisters, parents, children, grandchildren, or the spouse of any of them
 - (a) is the applicant, or
 - (b) is an officer, director, partner, or employee of the applicant, or
 - (c) Legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition, or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.

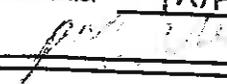
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR PATRICK O'MARA	2. PROJECT NAME O'MARA 2 LOT SUBDIVISION
3. PROJECT LOCATION: Municipality DOVER County DUTCHESS	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) JOHNSON ROAD & COLEMAN LANE	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SUBDIVISION OF EXISTING PARCEL INTO TWO RESIDENTIAL LOTS.	
7. AMOUNT OF LAND AFFECTED: Initially 2.93 acres Ultimately 2.93 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? Describe: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other SINGLE FAMILY	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: DUTCHESS COUNTY DEPT. OF HEALTH - SUBDIVISION APPROVAL FOR SEPT/WELL	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: PATRICK O'MARA	Date: 02/07/12
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? Yes No

If yes, coordinate the review process and use the FULL EAF.

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency. Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

- C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:
- C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:
- C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:
- C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:
- C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:
- C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:
- C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)? Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS? Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency _____

Date _____

Print or Type Name of Responsible Officer in Lead Agency _____

Title of Responsible Officer _____

Signature of Responsible Officer in Lead Agency _____

Signature of Preparer (if different from responsible officer) _____

Reset

Town of Dover Planning Board

Town of Dover
116 East Duncan Hill Road
Dover Plains, NY 12522



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APPLICANT'S LETTER OF INTENT

TO: TOWN OF DOVER PLANNING BOARD

APPLICANT: PATRICK O'MARA

DATE: 02/07/12

GRID NUMBER: 132600-7059-00-917529

INTENT: Provide a brief narrative of your plans for the site. Please include the existing conditions of the site (examples include possible wetlands, steep slopes and environmental constraints. Include known past uses of the site such as a mining operation, junkyard, dump site, etc...). If the application is for a "Flexible Subdivision", please include a brief description of the conservation value of the open space.

THE EXISTING SITE IS A 2.73 ACRE WOODED PARCEL LOCATED
ON COLEMAN LAKE. IT IS PROPOSED TO SUBDIVIDE THIS PARCEL INTO
TWO RESIDENTIAL BUILDING LOTS.

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name O'MARA 2 LOT SUBDIVISION

HAVE YOU SUBMITTED:	Yes	Inc.*	NA/W**
A Preliminary Plat Application?	✓		
Your escrow fees?	✓		
Have you determined the requirements of the Dutchess Health Department?	✓		
Have you determined if a Erosion and Sediment Control Permit is needed?	✓		
Per Chapter 125, does the plat contain the following?:			
The subdivision name or identifying title?	✓		
The words, "Town of Dover, Dutchess County, New York"?	✓		
The name and address of the record owner and/or subdivider?	✓		
The parcel grid number?	✓		
The name, address, signature, and seal of the licensed engineer or land surveyor?	✓		
The dates of the original plat and the revision date(s)?	✓		
Approximate true North point?	✓		
A graphic scale?	✓		
The location, bearings and distances of the tract boundary?	✓		
Topography at a contour interval of not more than five feet? Note: Site the datum source.	✓		
The names and addresses of all adjoining property owners?	✓		
The Zoning District	✓		
A Bulk Regulations table, showing the allowed dimensions and the proposed dimensions? (See §145-11)	✓		
A density calculation (the allowable number of lots)			✓
If a flexible subdivision, the calculation for a minimum of 50% conservation land?			✓
If a flexible subdivision, the proposed holder of the conservation easement?			✓

*Incomplete information ** - Not Applicable, W - Waiver Requested in Writing

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name O'MARA 2 LOT SUBDIVISION

HAVE YOU SUBMITTED:	Yes	Inc.*	NA/W**
The location, name and dimensions of: existing streets, easements, property lines, buildings, parks and public properties?	✓		
The location of existing sewers, water mains, culverts and storm drains?	✓		
The pipe sizes, grades and flow of direction?	✓		
The location of natural features such as: watercourses, wetlands, swamps, rock outcrops and single trees eight or more inches in diameter?	✓		(HEAVILY NEEDED)
A vicinity map (Scale of 2,000 feet to the inch)?	✓		
An area map (Scale of 1" = 400') showing all property within 1,000 feet of the subdivision and identifying all property held by the applicant?	✓		
The location, width and approximate grade of all proposed streets?			✓
The proposed provision of:			
Water supply?	✓		
Fire protection?	✓		(TOWN FIRE DEPT)
Sanitary waste disposal?	✓		
Stormwater drainage?	✓		
Street trees?			✓
Streetlight fixtures?			✓
Street signs?			✓
Sidewalks?			✓
The approximate shape, dimensions and area of all proposed and existing lots and suggested location of buildings?	✓		
Property proposed to be reserved for park or public use?			✓
Have you provided the Planning Board with:			
A written response to any comments of the Planning Board Engineer?			✓
A written response to any comments of the Planning Board Attorney?			✓

*Incomplete information ** - Not Applicable, W - Waiver Requested in Writing

TOWN OF DOVER

PRELIMINARY PLAT SUBMISSION CHECKLIST

Applicant/Subdivision Name O'MARA 2 LOT SUBDIVISION

HAVE YOU SUBMITTED:

Yes

Inc.*

NA/W**

Other data requested by the Planning Board? Please list below:



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